

***Richmond River Shire
Council***

***RURAL
RESIDENTIAL
DEVELOPMENT
STRATEGY***

March 1999

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Part A – RURAL RESIDENTIAL STRATEGY

1.0 INTRODUCTION

This chapter provides a background to the Strategy, identifies its purpose, discusses the planning context in which it exists and outlines the scope of this document.

1.1 BACKGROUND

Richmond River Local Government Area (LGA) is located on the North Coast of NSW as shown in *Figure 1.1*. The LGA is centred on the Richmond River catchment and has an area of approximately 2,500 square kilometres. It has a significant sugar cane harvest and beef industry and also produces soya bean, tea tree oil, pigs, poultry, tea, corn, mixed horticultural produce and dairy farming. Much of the agricultural land is flat and flood prone.

The LGA has five village areas being Broadwater, Coraki, Evans Head, Rappville and Woodburn. Evans Head is situated on the coast at the mouth of the Evans River and is the largest of the villages. At the 1996 Census the population of Richmond River Shire consisted of 10036 people (ABS estimated residential population for 1996 is 9807) with about half of those living in the villages and the rest being dispersed throughout the rural areas. The key service centres for the Richmond River LGA are Casino, Lismore and Ballina. It is noted that the Local Government Area of Casino is completely surrounded by Richmond River Shire

Rural residential development plays a significant role in the choice of housing options that the Richmond River LGA has to offer. Council has determined that rural residential development should continue as an option for rural living provided that conflict with agriculture is minimised, the best use is made of existing infrastructure and services, and where additional infrastructure or services can be provided in a cost effective manner without any burden on the existing community.

At present, rural residential development is catered for by clause 13 and zoned 1(c) rural residential estates under clause 11 of Richmond River Local Environmental Plan 1992 and by State Environmental Planning Policy No.15 – Rural Landsharing Communities for multiple occupancy housing.

The Director-General of the Department of Urban Affairs and Planning has agreed to a quota in respect to the release of rural residential housing allotments in accordance with the provisions of the North Coast Regional Environmental Plan 1988. There is a need to update Council's rural residential development land allocation to remain consistent with the Department of Urban Affairs and Planning (1995) publication '*Rural Settlement - Guidelines for Rural Settlement on the North Coast of NSW*'. It is also essential that Council's rural residential controls and guidelines reflect the real needs in terms of supply and demand and the perceived needs of the community to ensure compatibility with other land-uses. Refer to Appendix F for figures illustrating existing rural

residential estate areas that have been developed or are currently under development within Richmond River.

1.2 STRATEGIC PLANNING APPROACH

In 1995, Department of Urban Affairs and Planning released the publication '*Rural Settlement - Guidelines for Rural Settlement on the North Coast of NSW*'. These guidelines were introduced to provide direction to local councils to ensure that the design and location of rural residential living is determined to avoid environmental damage and to integrate such development with the landscape and other land-uses.

The specific purpose of the Guidelines is to '*introduce the catchment based approach for rural settlement to the North Coast community*'. The catchment based approach provides a mechanism for the planning of rural residential development so that the historical problems of such development can be minimised or avoided. The approach is based upon:

- *adopting a regional vision to give direction to rural residential development;*
- *establishing clear planning objectives to support the regional vision; and*
- *implementing four main planning principles which ensure a comprehensive planning approach (refer to 2.2).*

The regional framework to implement the catchment based approach is already in place on the NSW North Coast. Strategy Action 3 of the North Coast Urban Planning Strategy outlines a list of matters that must be addressed by local councils that wish to proceed with rural residential development. This is supported by the North Coast Regional Environmental Plan which provides that any Local Environmental Plan permitting rural residential development shall be based on a rural land release strategy prepared for the whole area.

The *Richmond River Rural Residential Strategy* has been prepared in accordance with the *Guidelines for Rural Settlement on the North Coast of NSW*. The catchment based planning approach used for the preparation of this strategy is discussed further in Chapter 2.0.

1.3 RURAL RESIDENTIAL DEVELOPMENT

Department of Urban Affairs and Planning has identified that a number of different types of rural residential development exist which are based on locational and land-use aspirations. The main types of rural residential development and their characteristics are identified in *Table 1.1*.

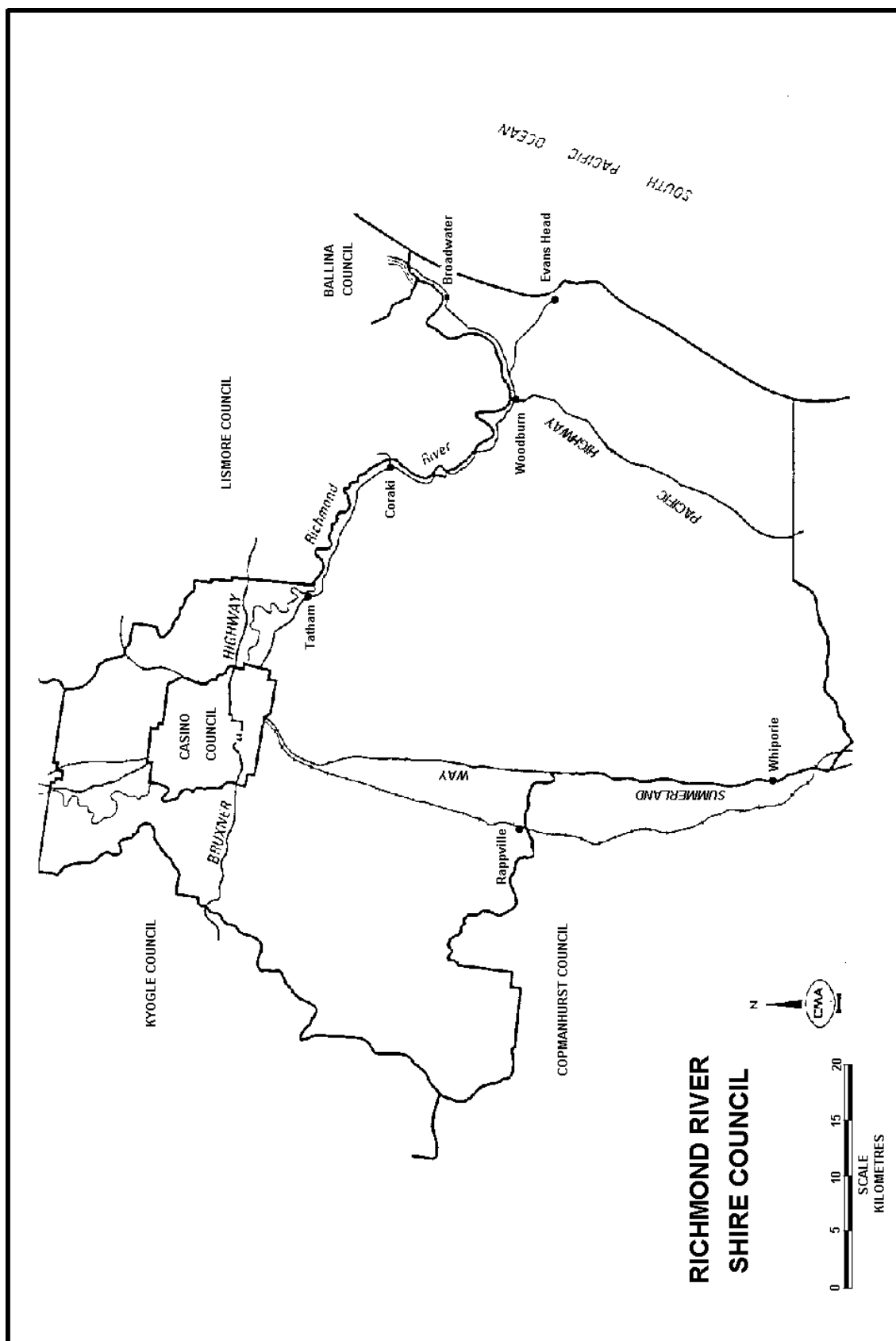


Figure 1.1 RICHMOND RIVER LOCAL GOVERNMENT AREA

Table 1.1 *CLASSIFICATION OF RURAL RESIDENTIAL TYPES*

Type	Approx. Range of Lot Sizes	Existing Emphasis	Land Characteristics	Utility Services Normally Provided
Rural Residential Estates	2000 m ² - 2 ha.	Accommodation enjoyment of rural environment.	Range of environs normally close to urban areas - for employment, recreation and community facilities.	Sealed roads, reticulated water, electricity, telephone, improved drainage, sometimes reticulated sewerage.
Hobby Farms	2 ha - 40 ha.	Accommodation enjoyment of rural environment part-time agricultural pursuits.	Small subdivision and estates; mix of cleared areas and remnant vegetation often good soils and dam for water supply.	Sealed or gravel roads, electricity, telephone, sometimes reticulated water available.
Rural Retreats	4000 m ² - 40 ha.	Accommodation seeking solitude enjoyment of natural/rural environment some agricultural pursuits.	Generally isolated from other residences range of topography greater emphasis on natural environment.	Usually gravel roads, telephone, electricity (optional), tank, creek or dam water.
Cluster Farming and Multiple Occupancy	Generally over 40 ha with small residential envelopes.	Co-operative land-use and development agriculture and/or care of natural environment.	Varies according to theme of development and group needs involves agricultural land and/or natural vegetation.	Electricity (optional), usually gravel roads, telephone, can be self-contained for utility services.
Dispersed Households including Concessional Allotments	Generally large properties over 40 ha.	Accommodation and lifestyle. Part to full-time farming.	Varies according to use, from prime agricultural land to "bush blocks". Can be any distance from urban centres.	Wide range from fully reticulated services to fully self reliant. Dependent on location.

Source: Department of Urban Affairs and Planning (1995)

This strategy focuses on the opportunities to provide rural residential estates, hobby farms, rural retreats, and cluster farming and multiple occupancies in the LGA.

1.4 PURPOSE OF THE STRATEGY

The purpose of the *Richmond River Rural Residential Strategy* is:

To provide a comprehensive reasoned approach by which the Council can meet its goal of providing cost effective long term sustainable rural residential development of the Richmond River Shire in a manner which can act as a model for other rural Councils to follow.

1.5 PLANNING CONTEXT

1.5.1 North Coast Regional Environmental Plan 1988

The North Coast Regional Environmental Plan 1988 applies to the Richmond River Local Government Area (NSW Government, 1988). It addresses rural development, conservation of the environment, regional infrastructure, tourism and recreation.

Clause 20 (1) of the North Coast Regional Environmental Plan 1988 states that:

The council should not prepare a draft local environmental plan for rural land permitting rural residential or small holding development unless

- (a) it has prepared a rural land release strategy for the whole of its area; and*
- (b) the Director has approved of the strategy; and*
- (c) the draft plan is generally consistent with that strategy.*

The North Coast Regional Environmental Plan 1988 also stipulates that during the preparation of a rural residential strategy preference should be given to areas which:

- (a) are physically capable of supporting rural housing; and*
- (b) are close to existing settlements which already have services and community facilities, or can otherwise be efficiently and economically serviced; and*
- (c) are physically suitable for septic effluent disposal; and*
- (d) are not required or likely to be required for future urban expansion of existing settlements; and*
- (e) do not comprise prime crop or pasture land; and*
- (f) are not subject to significant environmental hazard; and*
- (g) are not of significant value for the conservation of wildlife.*

The North Coast Regional Environmental Plan 1988 also provides guidelines for the determination of the average annual number of allotments that are needed to meet demand.

1.5.2 North Coast Urban Planning Strategy

The *North Coast Urban Planning Strategy* (DUAP, 1995) also applies to the Richmond River Local Government Area. It was prepared in response to the high growth rate experienced on the North Coast in recent years and examines population characteristics, settlement patterns, service supply and distribution, natural environment and natural resources, economic development, employment and inter-regional influences.

The Strategy specifically identifies that the pressure for rural residential development in the Upper Richmond area will need to be well managed and the expansion of Evans Head on cleared lands to the north-west needs to be fully evaluated by Council.

Strategy Action 3 of the document outlines a number of requirements for Councils that wish to proceed with rural residential development including the need to consider any policy or guidelines prepared by the Department of Urban Affairs and Planning.

1.5.3 North Coast Ecologically Sustainable Development Strategy

In early August 1997 the *Northern Rivers - Framework for a Sustainable Future* was released for public comment (NRRS, 1997). This framework is the first step towards an integrated strategy for the Northern Rivers Region.

The framework applies sustainability principles at a regional level. A set of guiding principles for the strategy have been developed by assessing the implications of internationally accepted sustainability principles for the region. These guiding principles are:

- q *A healthy environment, a healthy economy;*
- q *Decisions for the whole community, present and future;*
- q *A focus on development, not just growth;*
- q *Caring for our resources;*
- q *Natural capital is an asset;*
- q *Take responsibility for what we do;*
- q *Beyond our own backyard;*
- q *Diversity and efficiency encourage resilience;*
- q *Acknowledge real costs for what we do; and*
- q *Community Participation.*

Richmond River LGA is located in the Richmond Valley as defined in the framework for the strategy. The framework identifies that to enable development of human settlements and activities in a way that achieves sustainable communities, at a valley level, rural settlement should be consistent with Department of Urban Affairs and Planning's Rural Settlement Guidelines, including full cost recovery.

The *Richmond River Rural Residential Strategy* is consistent with the provisions of the *Northern Rivers Regional Framework Strategy*.

1.5.4 Richmond River Local Environmental Plan 1992

Richmond River Local Environmental Plan 1992 regulates development across the entire Richmond River LGA. The Plan allows for the provision of rural residential style development through Rural 1(c) - Rural Residential Zones and Clause 13 – Rural-Residential Subdivision in Zones 1(a), 1(b1) and 1(b2).

The objectives of zone 1(c) are to:

- (a) *provide land to meet the demand for residential housing in rural surrounds; and*
- (b) *ensure that the development of this land does not affect the rural environment of the area.*

Clause 13 of Richmond River Local Environmental Plan 1992 allows Council to approve rural residential subdivisions on land that is not prime crop and pasture land and is not flood prone if the land is located within:

- (a) *17km of Casino or north of the Bruxner Highway;*
- (b) *5km of Evans Head;*
- (c) *5km of Woodburn;*
- (d) *2km of Broadwater; or*
- (e) *8km of Rappville.*

Clause 13 contains a sunset clause that repeals the provision after the 10th anniversary of the appointed day (31 December 1992).

Both types of rural residential subdivision only allow the approval of subdivisions within the quota for such housing that has been approved by the Director-General of Urban Affairs and Planning. This quota was established by a Rural Residential Release Strategy (1992) prepared by Richmond River Shire Council as part of the preparation of Richmond River Local Environmental Plan 1992. The Strategy provided for the release of up to 60 allotments each year or 300 allotments in a 5 year period from 31 December 1992. The first five year period saw the approval of 274 allotments under clause 13 and 38 allotments under clause 11 within zone 1(c). Refer to Appendix F and figures F1 – F4 for reference to existing zoned 1(c) areas and larger clause 13 estates currently under development.

1.5.5 *Rural Land Evaluation Manual*

In 1988, the Department of Environment and Planning released the revised *Rural Land Evaluation Manual* for use by planners to assist in making decisions on rural land zoning, management, planning and development. It provides simple procedures for assessing some of the physical, biological and cultural environmental factors that may influence rural land-use decisions including:

- q *mineral potential;*
- q *geological hazards;*
- q *flooding;*
- q *agricultural suitability;*
- q *fire hazard; and*
- q *environmental protection.*

The manual provides a staged approach for determining rural land that is suitable for rural residential development. The manual states:

An area suitability for rural residential land-use can only be determined after considering both its urban capability and its agricultural suitability. This is necessary as rural residential land-use lies somewhere in between the level of intensity of utilisation associated with rural and urban use while the viability of existing production on the better classes of agricultural land is also considered.

In potential rural residential areas, detailed investigations would need to cover the following factors:

- q *landform, including slope, terrain and vegetation;*
- q *geology and soil type;*
- q *soil characteristics including shrink-swell potential, erodibility and drainage;*
- q *on-site effluent disposal suitability; and*
- q *surface drainage features.*

The manual has been considered during the preparation of this rural residential development strategy.

1.5.6 Richmond River Local Environmental Study

In 1987 Council prepared a local environmental study for the entire Richmond River LGA. The purpose of the study was to identify the environmental constraints to future development in the LGA and consequently determine a strategy for the zoning of land to enable growth to occur.

The study identified that rural development had increased significantly from 1980 to 1987 from previous years and a variety of lot sizes were provided on the market. Concessional lot subdivision was a significant factor in the creation of rural residential development in the LGA.

1.5.7 State Environmental Planning Policy No. 15 – Rural Landsharing Communities

On 9 April 1998 multiple occupancy provisions were reintroduced by SEPP15. The purpose of the policy is to facilitate the development of housing previously referred to as multiple occupancies. A rural landsharing community comprises of 3 or more dwellings, preferably in a cluster style, in a rural or non-urban zoning and on a single allotment of land. The policy provides that land must have an area not less than 10 hectares and comprise no more than 25% prime crop and pasture land. A copy of SEPP15 has contained in Appendix G.

Multiple occupancy type rural residential development has not had great demand within Richmond River Shire. Council currently has 2 established multiple occupancies within the Woodburn catchment, at The Gap and Tabbimoble, with another 2 smaller developments approved, at West Coraki and Jackybulbin.

1.6 SCOPE OF THE STRATEGY

The scope of this Strategy includes:

- ❑ *an analysis of the rural residential land supply in the Richmond River LGA and an assessment of the demand for such development whilst taking into account rural residential market preferences and trends;*
- ❑ *the identification of potential rural residential areas in the LGA and determination of their suitability for development after considering the physical, social and service catchments in which they are located;*
- ❑ *the identification of the potential impacts of rural residential development and the establishment of performance measures and planning and design principles necessary to minimise the impacts of development;*
- ❑ *recommendations on the location, type and extent of residential development whilst having regard to the economic implications of such development and the principles of Ecologically Sustainable Development; and*

- q *a cost recovery program, including procedures for the allocation and recoupment of costs borne by Council, a staging plan and monitoring program.*
-



2.0 CATCHMENT ANALYSIS

This chapter outlines the approach taken to identify the potential rural residential areas of the Richmond River Local Government Area.

2.1 APPROACH

The preparation of this strategy has been based on the approach outlined by the Department of Urban Affairs and Planning in '*Rural Settlement - Guidelines for Rural Settlement on the North Coast of NSW*'. The guidelines provide direction to local councils to ensure that the design and location of rural residential areas are planned to minimise environmental damage and to integrate development with the landscape and other land-uses.

The specific purpose of the guidelines is to '*introduce the catchment based approach for rural settlement to the North Coast community*'. The catchment based approach provides a mechanism for the planning of rural residential development so that the past problems associated with this type of development can be minimised or avoided.

2.2 PLANNING PRINCIPLES

Rural residential strategies are considered to be the best tool for the planning of future rural residential development in local government areas. Four main planning principles have been adopted as the basis for a catchment based approach in rural residential planning. They are:

- q *Catchment Planning Framework;*
- q *Settlement Pattern Development;*
- q *Key Planning and Design Elements; and*
- q *Participatory Settlement Planning.*

The four principles have been followed in the preparation of this Rural Residential Strategy for the Richmond River LGA and are described further below.

2.2.1 *Catchment Planning Framework*

Catchment planning involves the identification and reinforcement of rural settlement patterns based on physical, social and service catchments. Cuming (1993) defines a catchment as "*a distinct natural area and/or social framework in which settlement patterns are established and serviced*". The identification of catchments can be undertaken at the sub-regional, district, local precinct and property level. The Richmond River LGA is a sub-regional catchment that contains a number of service catchment districts.

The catchment planning framework established for the Richmond River LGA is based on physical, social and services catchments. The adoption of this approach acknowledges that decisions regarding land-uses may have an impact on other parts of the catchment. It helps to define the area in which the cumulative impacts of development can be assessed and taken into consideration in the planning and decision making process.

The catchments were determined after consultation with Council staff and identification of boundaries and service characteristics of each of the centres. Council has carried out a social planning assessment of the LGA to determine social characteristics and service adequacy of centres in each of the catchments. The results of the social planning assessment are provided in Section 2.4.3. This preliminary assessment will be built upon as Council develops a Social Plan for the Shire in accordance with the Local Government Act 1993.

2.2.2 *Settlement Pattern Development*

The second planning principle that has been adopted as the basis for a catchment based approach in rural residential planning is the examination of settlement patterns. Historically the rural landscape reflected a hierarchy of development including towns, villages and farmhouses. Services and functions linked each and provided a structure in the role and form of development. To some extent rural residential development has undermined this structure in many areas, including parts of the Richmond River LGA, with dispersed development taking place.

Through the identification and recognition of existing hierarchies within the Richmond River LGA, rural residential development can be strategically located so that it can assist in maintaining the viability of existing towns and villages. In this Strategy consideration is given to the provision of essential goods and services and the convenience needs of rural residential development.

2.2.3 *Key Planning and Design Elements*

There are five key planning and design elements that can be used as a checklist to determine whether proposed development addresses all of the relevant issues. The key elements are interlinked and should not be considered in isolation. Consideration has been given to these elements in the identification of preferred areas for future rural residential development.

The five key planning and design elements are:

- q *Protecting the Environment;*
- q *Providing for Peoples Needs;*
- q *Compatible Land-use and Character;*
- q *Efficient Servicing and Self Reliance; and*
- q *Fostering Community Resource Management.*

All of these key elements have been considered in the determination of catchment districts and identification of potential development areas.

2.2.4 Participatory Settlement Patterns

The Guidelines on Rural Settlement on the North Coast of NSW define participatory settlement planning as:

the opportunity for a wide range of people to have collective input in the location, design, development and management of human settlement.

A questionnaire was forwarded to residents living in rural residential subdivisions in the Richmond LGA to help assess the community perceptions of the positives and negatives of rural residential living. The results of these questionnaires were considered during the catchment analysis for this strategy.

2.3 CATCHMENT DISTRICTS

The town of Casino and the five villages of Broadwater, Coraki, Evans Head, Rappville and Woodburn provide services and facilities for residents of the Richmond River LGA. Each of these urban centres would act as a service centre to rural residential developments that surround them and consequently have been used as the basis of establishing the five catchment districts which comprise the LGA. These catchment districts are shown in *Figure 3.1*. The characteristics of the six urban centres that provide services to the catchment districts are described below.

2.3.1 Casino/Rural

The town of Casino, whilst not being part of the Richmond River LGA, is the major service centre for the western part of the LGA. It provides services and facilities that are typical of a town of population of 10,500. These services and facilities include supermarkets, banks, Council offices, a variety of general stores and shops, sporting grounds and swimming pool, primary and secondary schools, health services, industrial and machinery services and transport infrastructure including road, rail and air.

2.3.2 Evans Head

Evans Head is a tourist centre and is the most popular holidaying area in the Richmond River LGA. Evans Head is situated 60km from Casino with most working people commuting to Casino or the larger areas of Lismore and Ballina.

The geographical features of the coastal environment at Evans Head allow for easy access to the Bundjalung National Park, beaches, headlands and ocean.

Some of the services provided in the Evans Head area include Evans Head Primary School, 2 pre-schools, Silver Sands Caravan Park, Camp Koinonia, 2 medical practitioners, dentist, solicitor (part time), RSL Club, Bowling Club, Golf Club, surf club, squash, football, cricket, volleyball, tennis and soccer clubs, senior citizens hall,

garden club, fire station, ambulance, Post Office, community groups, neighbourhood centre, community bus, hotel, motel, airfield, Council Office, churches, fisherman's co-op., service stations, Police station and general shops.

Lismore and Ballina provide more variety for supermarket and specialty shopping with Lismore being the major centre for specialist medical treatments.

Evans Head is the largest of the villages in the Richmond River Shire and its annual population growth is much higher than other urban centres in the LGA. There is a critical shortage of land and land prices are very high.

2.3.3 *Broadwater/Riley's Hill*

The village of Broadwater is located 25km from Ballina and 34km from Lismore on the Pacific Highway. The town stretches along the highway for 1.5km with residential expansion taking place at Riley's Hill, a few kilometres from the Pacific Highway.

The development of Broadwater resulted from the construction of the sugar mill that is the sole industry in the town. The escalating costs of land at Ballina and other tourist areas has meant that growth is still continuing in the Broadwater and Riley's Hill areas.

Most of the residents in the Broadwater/Riley's Hill catchment district would do their shopping at Ballina although Broadwater provides the basic services required, including a Post Office, Library, Newsagent, Service Stations and Community Centre/ Hall. Council provides the general civic, community and service provision expected of local government.

Broadwater also has a primary school that is attended by 20 pupils.

There is a hotel and bowling club that operates limited hours. Tennis facilities are available with cricket enthusiasts able to play at Wardell (Ballina Shire).

Broadwater also boasts two caravan parks and the Broadwater Motel, catering for tourist needs. Life in and around Broadwater provides many variations of environment, as the town is close to Broadwater National Park.

The major industry within Broadwater comprises of a sugar mill that crushes sugar cane grown from Ballina to Swan Bay.

The village and surrounding cane lands are flood prone therefore limiting the potential available land for urban or rural residential development. Likewise, the absence of a reticulated sewerage system in the village limits the expansion of the residential zone into the adjacent zone 1(d) – Urban Investigation area thus making it better suited to rural residential.

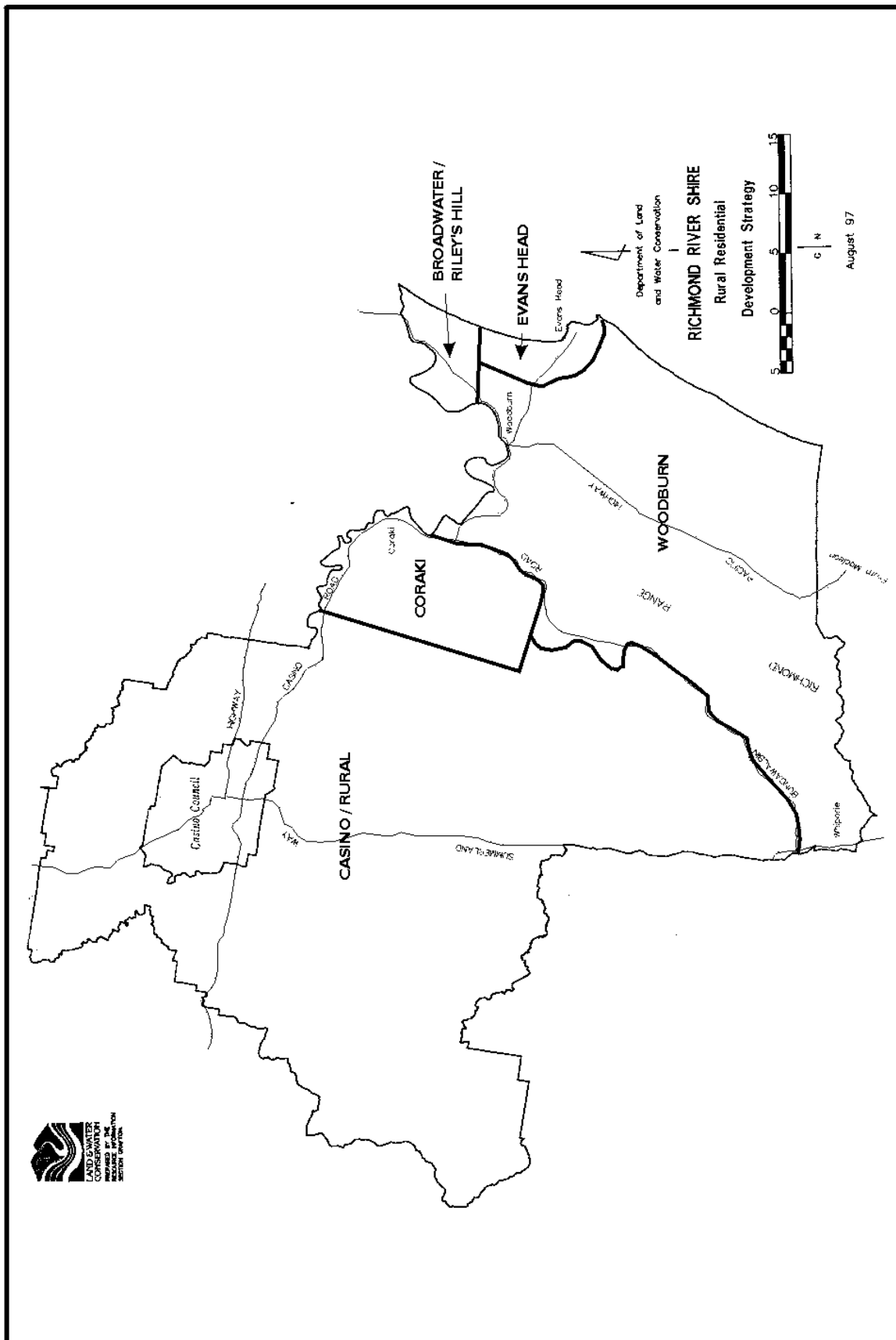


Figure 2.1 RURAL RESIDENTIAL CATCHMENT DISTRICTS

2.3.4 Woodburn

Woodburn is situated on the Pacific Highway 37km from Ballina and 42km from Lismore. Woodburn offers the travelling motorist a pleasant place to stop, rest, partake in the usual basic food and refreshment facilities and relax on the picturesque bank of the Richmond River.

Woodburn provides residents in the catchment district with facilities including a doctor, solicitor, shops, service station, police station, SES headquarters, memorial hall and CWA rooms, library, Post Office, churches, motel, hotel, bowling club, sportsgrounds and boat ramp. Council provides the general civic, community and service provision expected of local government.

Woodburn Central Primary School caters to 260 children and St Joseph's Catholic Primary School has 122 students. The swimming pool in the town is popular with all ages.

2.3.5 Rappville

Rappville is located approximately 20 kilometres south of Casino and 6 kilometres west of the Summerland Way and lies adjacent to a railway siding on the main Sydney to Brisbane line. It is a secluded village that once hosted a bustling timber and beef industry that continues to some degree today. Such facilities include a hotel, public hall, a church, a Primary School, a general store and post office that doubles as a Commonwealth Bank agency, a playground, tennis court and showground.

Council provides the general civic, community and service provision expected of local government.

2.3.6 Coraki

The township of Coraki is located on the Richmond River 25km from Lismore, 47 km from Ballina and 30 km from Casino. Coraki has some buildings classified by the National Trust as items of environmental heritage which are referenced within the heritage provisions of Richmond River Local Environmental Plan 1992.

Coraki owes its existence to the thriving river boat trade and timber industry of the 1800s and early 1900s, however, with more efficient transportation and reduction in the timber industry the village went into decline. In recent times Coraki, like so many of the North Coast's towns and villages, is enjoying renewed growth.

Some facilities provided in the village include shops, two hotels, youth centre, the Campbell Hospital, Mid Richmond Retirement Village, Council controlled Caravan Park and sports grounds, Bowling Club, Golf Club, football and hockey clubs, 2 doctors, museum, Police Station, Fire Station, tennis Courts, 2 Real Estate Agents, library, SES facilities, service stations, 2 primary schools, public pool, 3 churches and Post Office.

Coraki provides schooling for 220 students at the Public Primary School with about 70% of the students expected to succeed past year 10. Most of these will attend Woodburn Central or Lismore High Schools. St Joseph's Catholic School has 87 students and the Gum Nut Pre-School has 24 places registered and constantly filled.

Employment in Coraki is very limited and full time work opportunities are few. There is some seasonal work provided on farms in the area. The aged and the pre-school population seem well served by existing organisations and services.

2.4 POTENTIAL RURAL RESIDENTIAL AREAS

2.4.1 Constraints Mapping

An integral part of preparing the Strategy was to identify land that was capable of accommodating rural residential development based on physical attributes. In order to initially identify areas that have potential for rural residential development, a number of physical constraints that can impede development were identified. These constraints which excluded land from further consideration were:

- q *land which is classified as prime crop or pasture land;*
- q *flood prone land;*
- q *areas which are susceptible to coastal erosion and inundation;*
- q *steep topography;*
- q *areas where effluent disposal is difficult;*
- q *areas which have been identified for future urban use;*
- q *areas close to existing intensive land-uses and contaminated sites; and*
- q *areas of environmental significance including SEPP 14 wetlands and environmental zones, national parks, and Defence Department land.*

The derivative maps were extracted from various sources of data by the Department of Land and Water Conservation using a geographic information system. The unconstrained land indicates those areas that are capable of supporting rural residential development. Further analysis of these involved investigating social services, including the road network, distance of travel, available services and access to public transport within each catchment. Checking of unconstrained areas was also undertaken in the field.

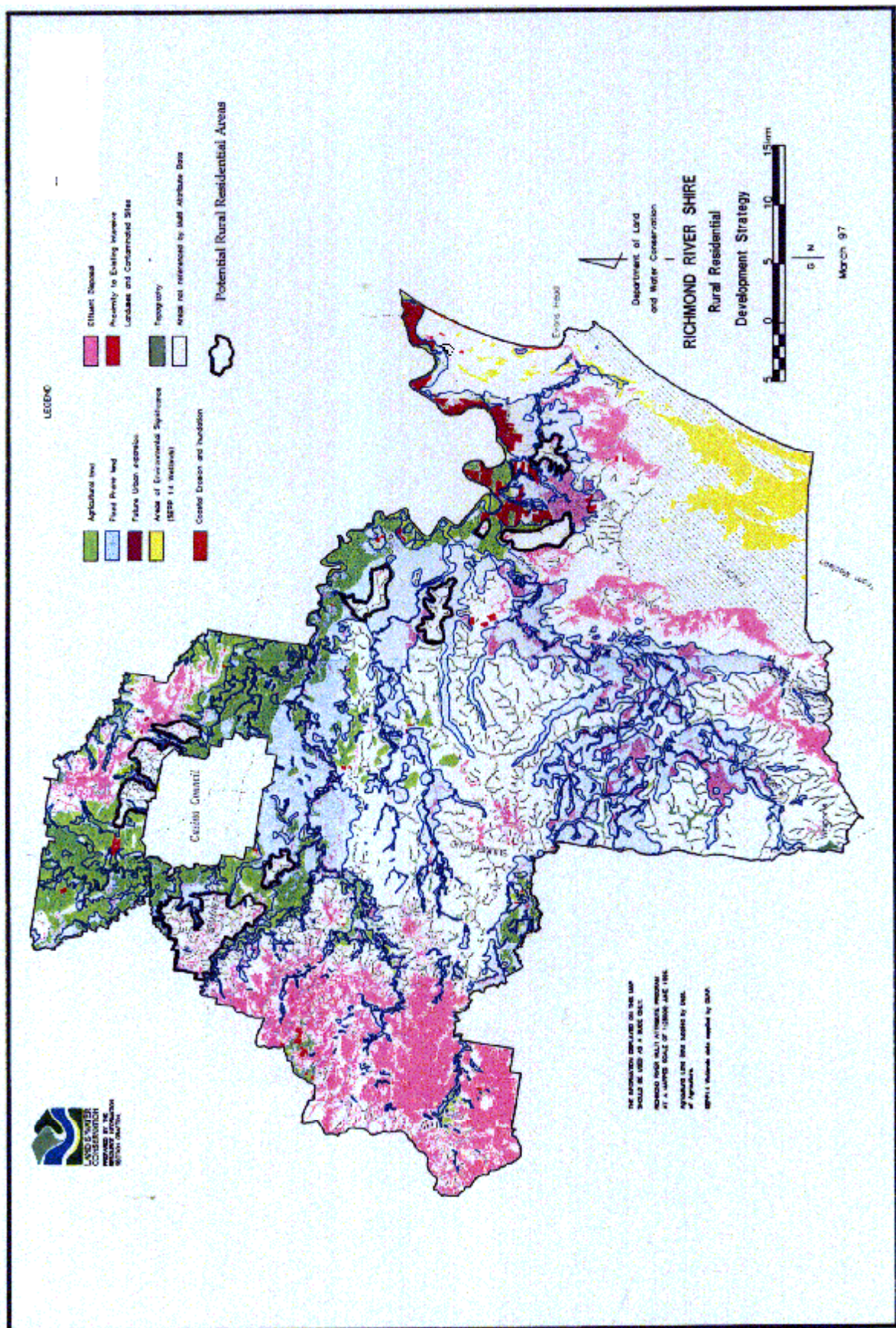


Figure 2.2 *RURAL RESIDENTIAL CONSTRAINTS MAP*
(White areas are suitable for Rural Residential)

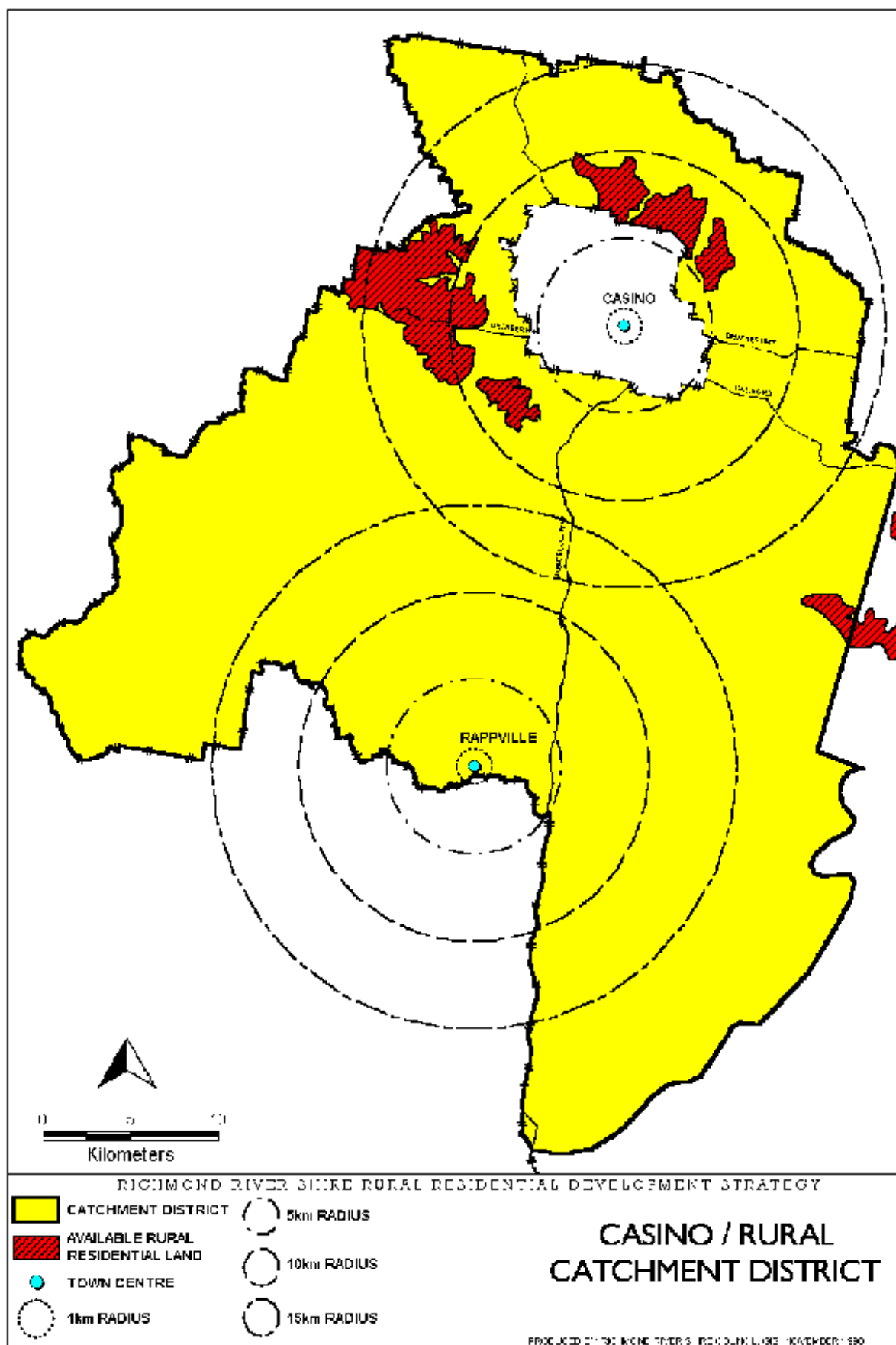


Figure 2.3a CASINO/RURAL CATCHMENT DISTRICT

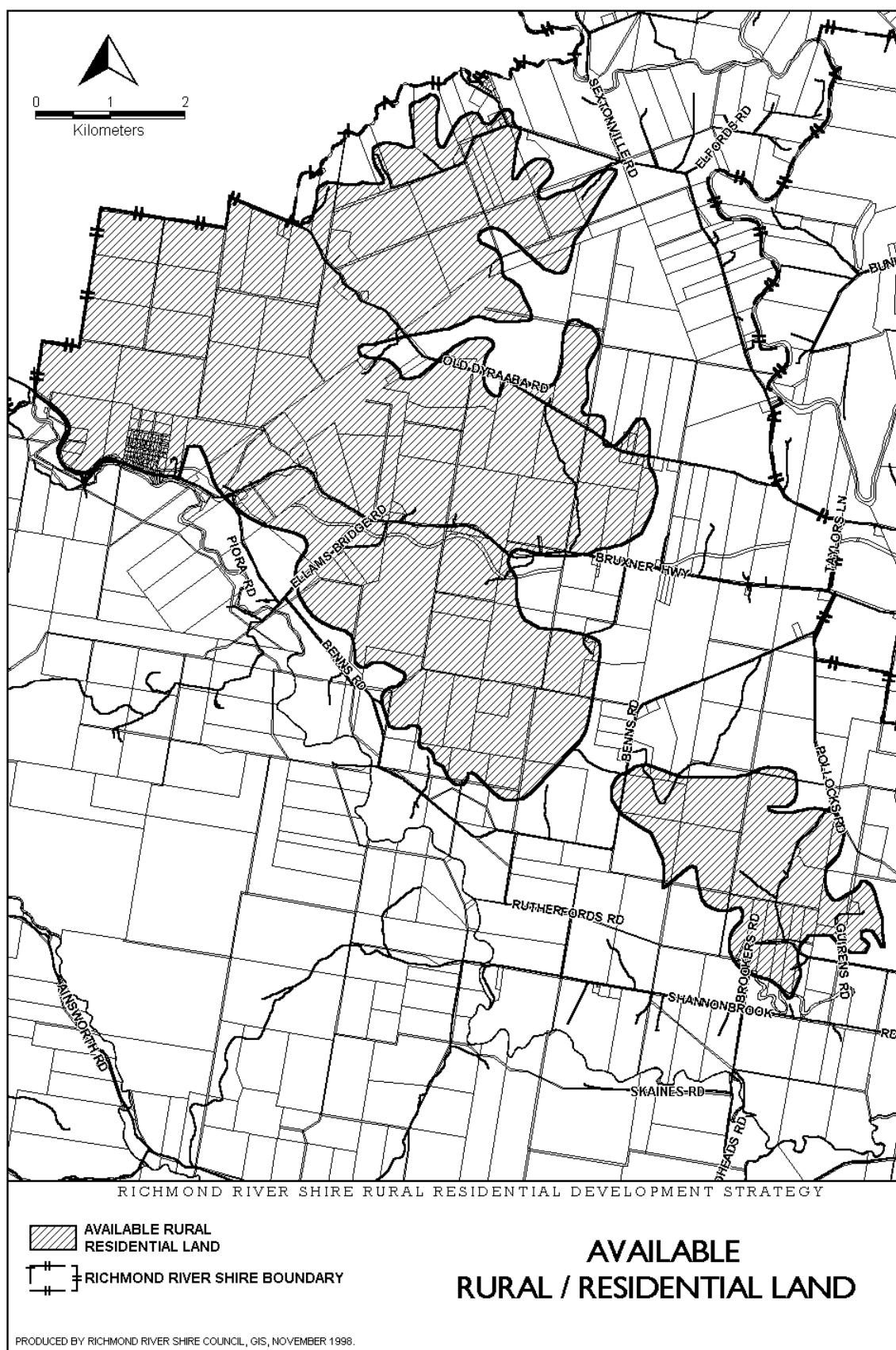


Figure 2.3b DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE WESTERN SECTOR OF THE CASINO/RURAL CATCHMENT DISTRICT

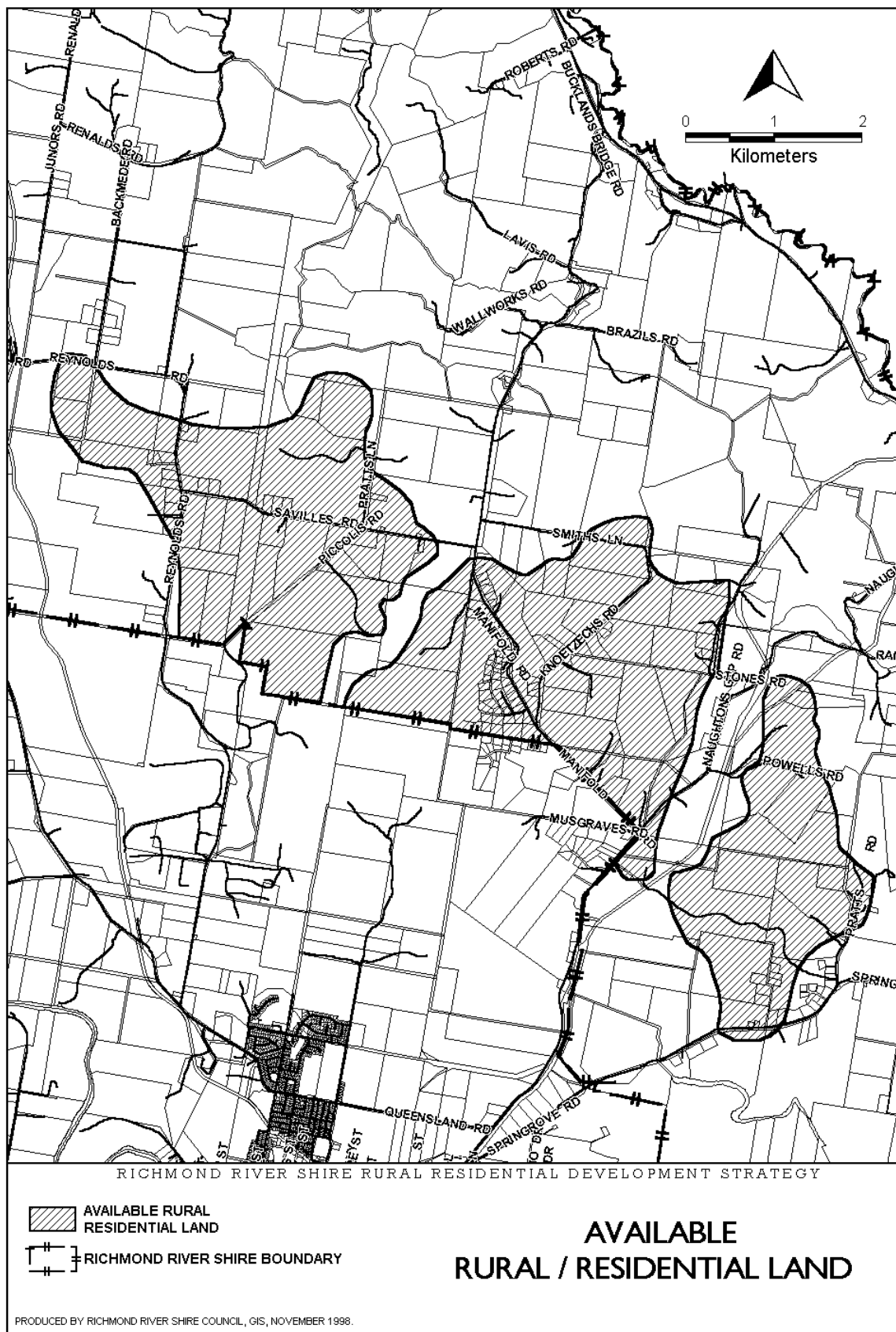


Figure 2.3c DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE NORTHERN SECTOR OF THE CASINO/RURAL CATCHMENT DISTRICT

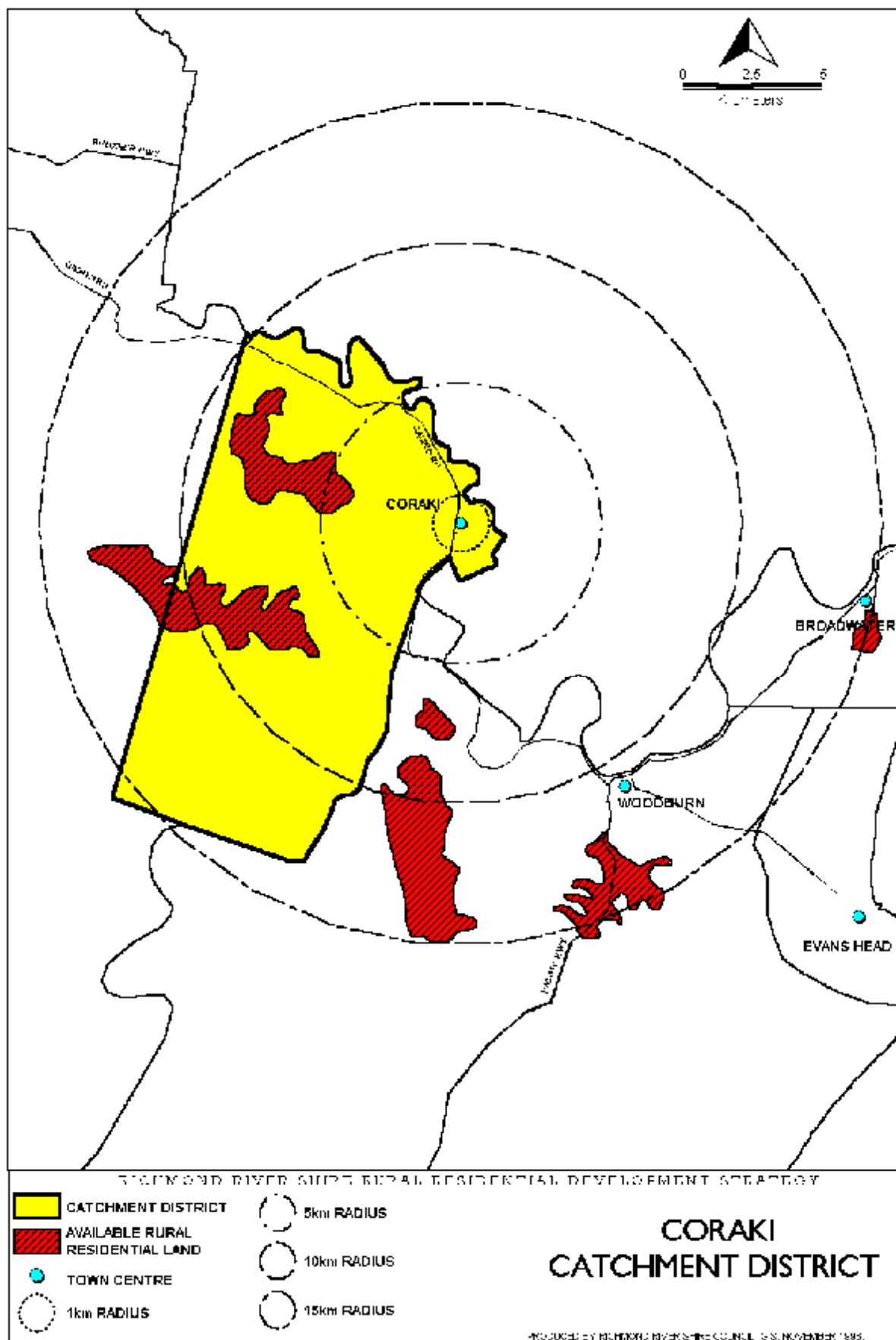


Figure 2.4a CORAKI CATCHMENT DISTRICT



Figure 2.4b DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE WESTERN SECTOR OF THE CORAKI CATCHMENT DISTRICT

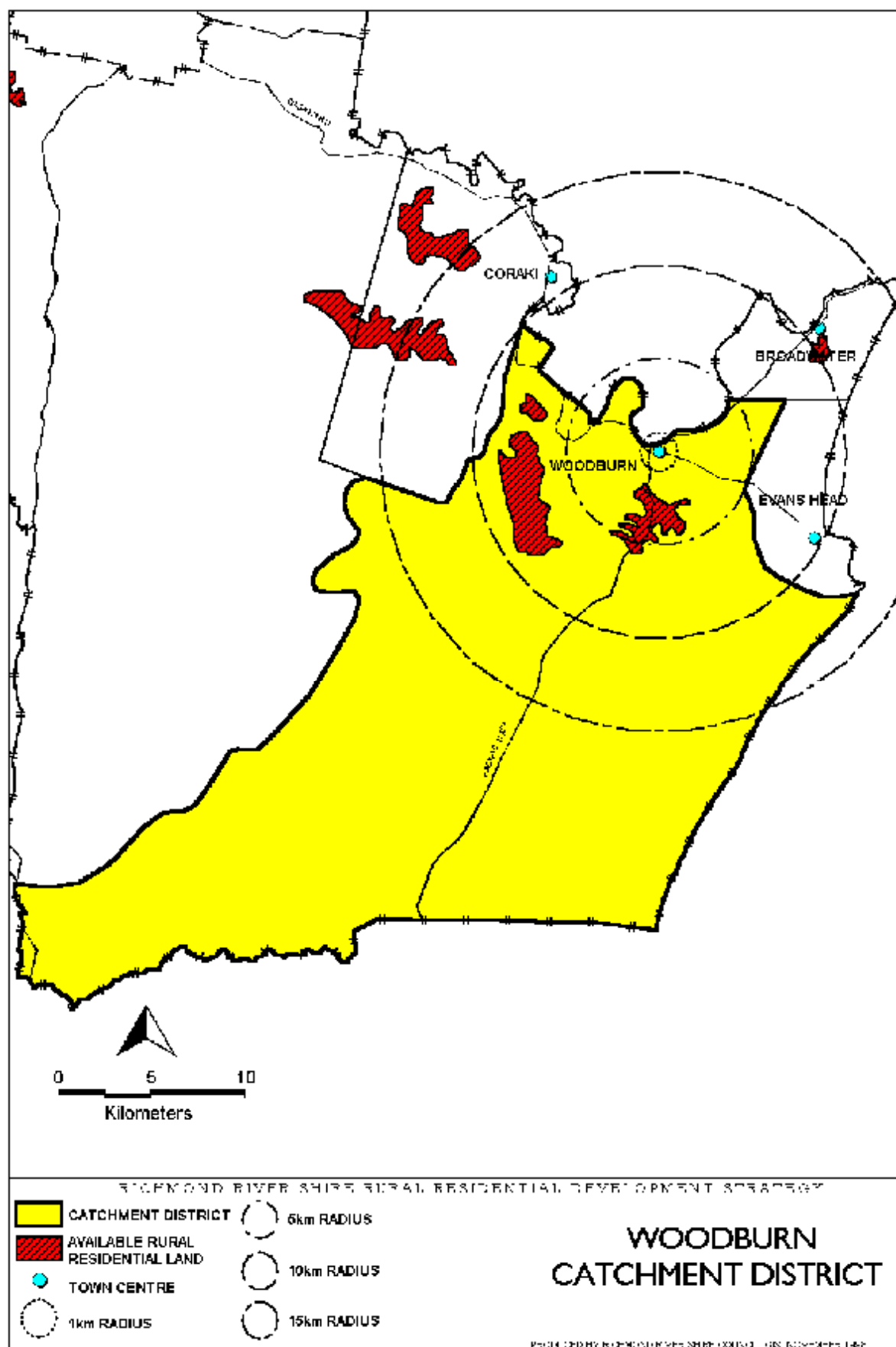


Figure 2.5a WOODBURN CATCHMENT DISTRICT

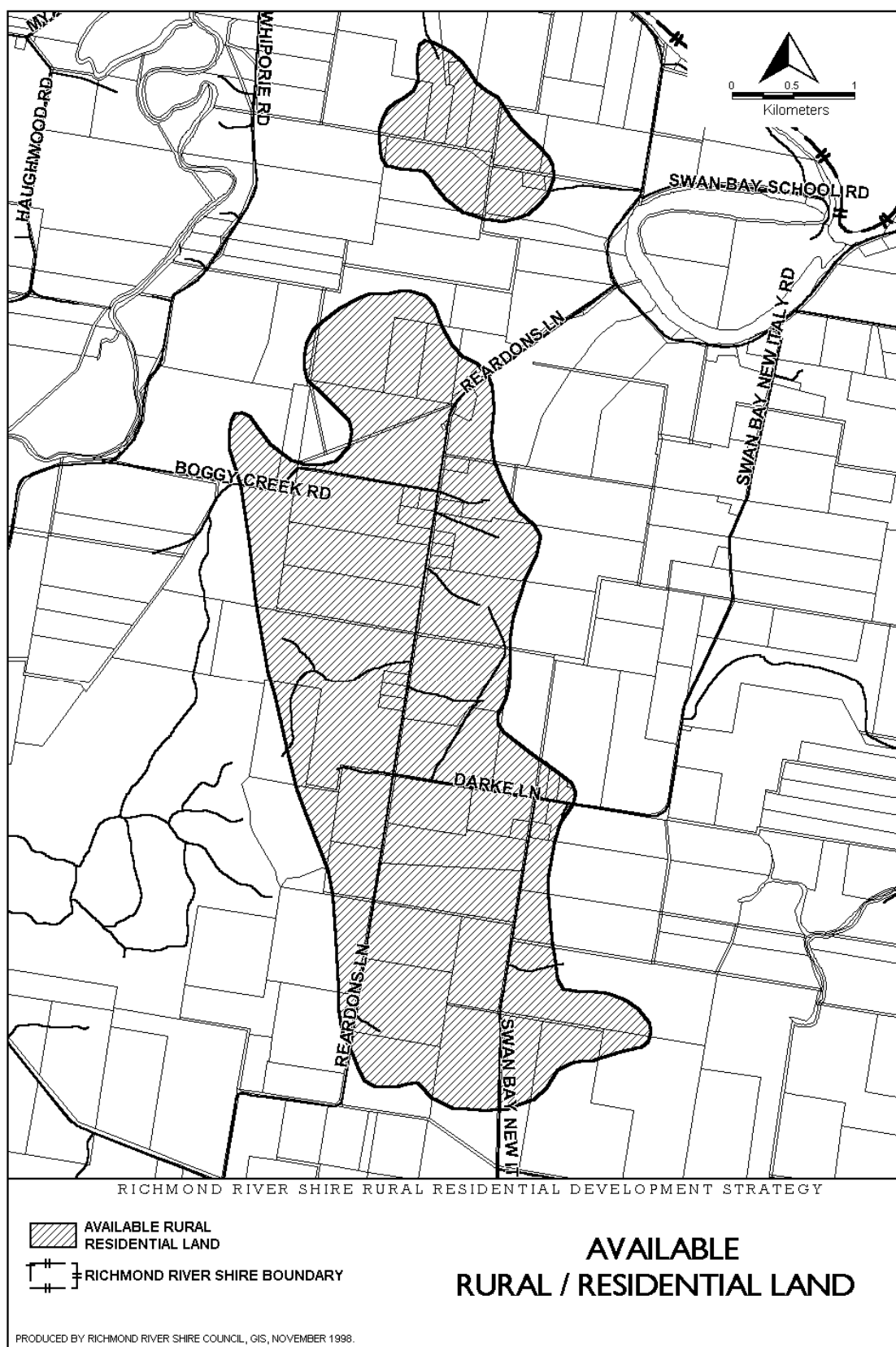


Figure 2.5b DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE WESTERN SECTOR OF THE WESTERN CATCHMENT DISTRICT



Figure 2.5c DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE SOUTHERN SECTOR OF THE WOODBURN CATCHMENT DISTRICT

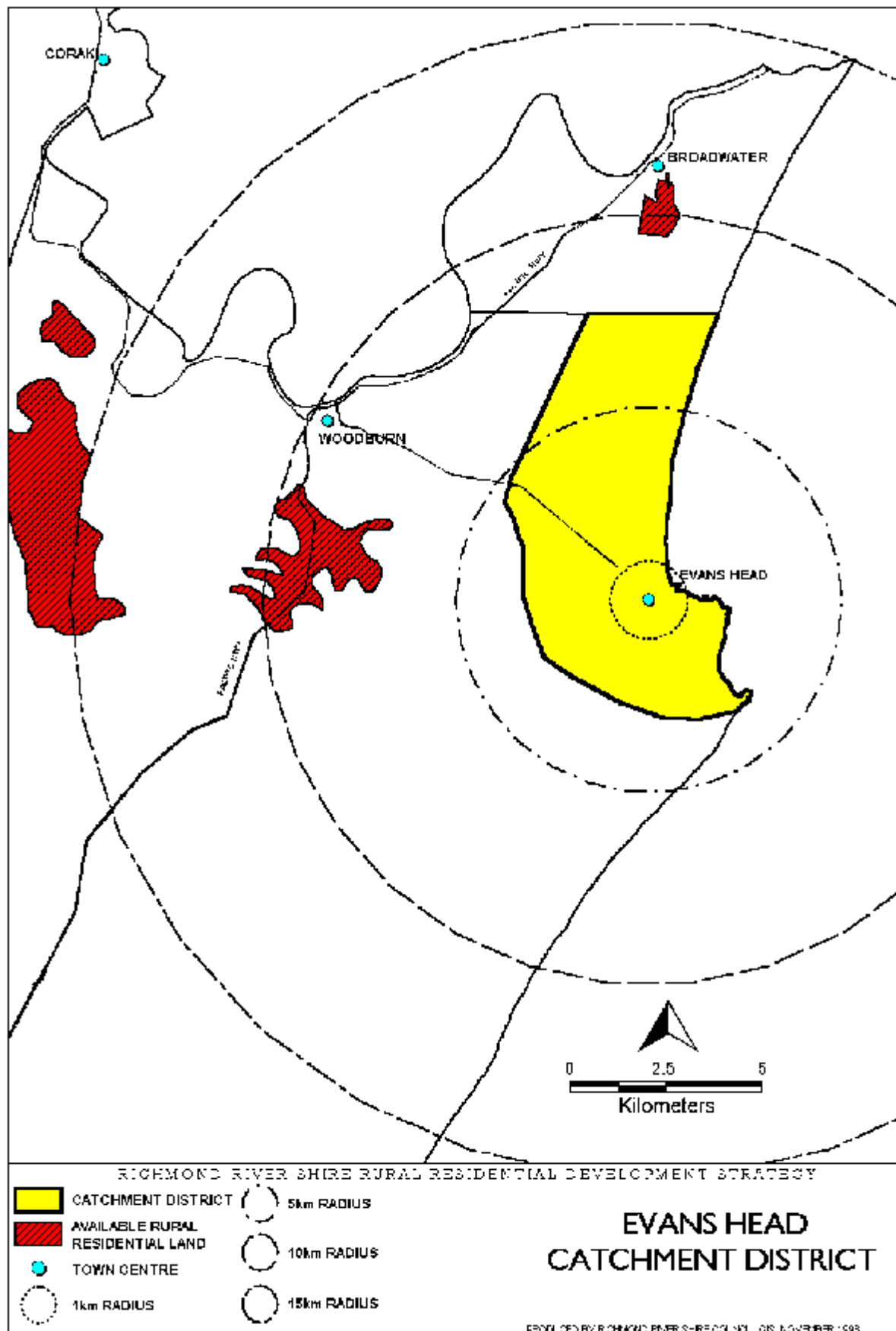


Figure 2.6 EVANS HEAD CATCHMENT DISTRICT

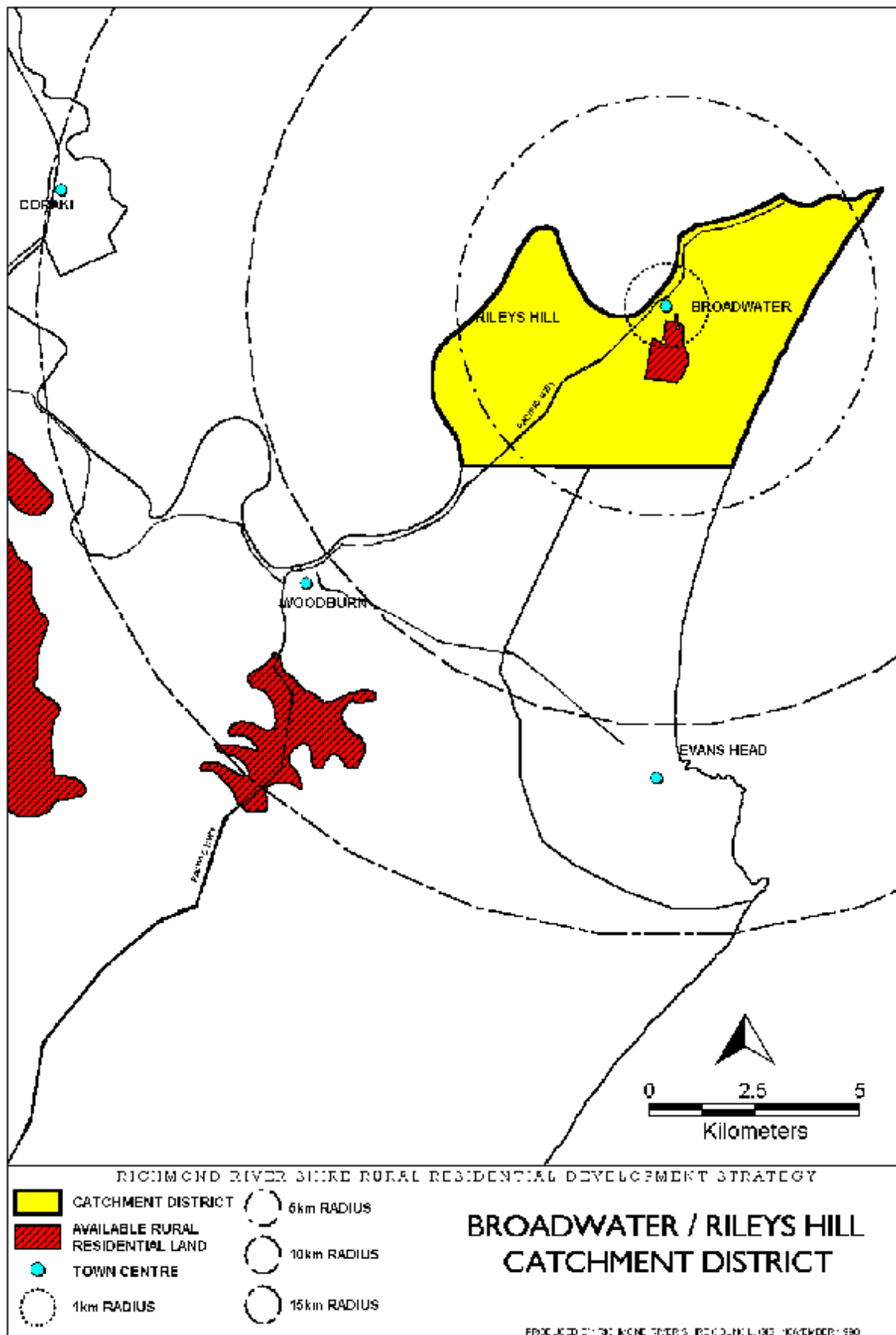


Figure 2.7a BROADWATER / RILEYS HILL CATCHMENT DISTRICT

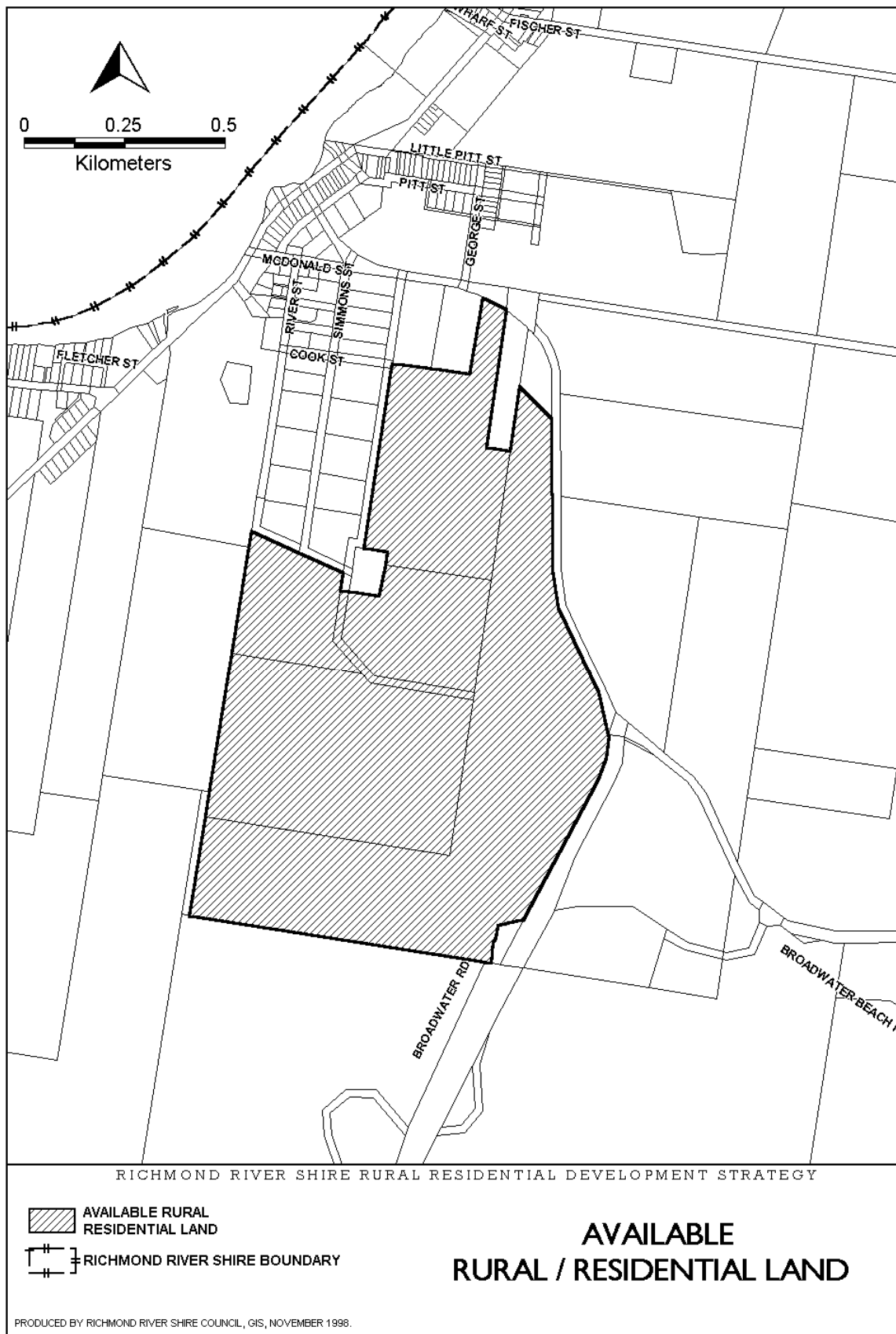


Figure 2.7b DETAILED PLAN OF SUITABLE RURAL RESIDENTIAL LAND IN THE BROADWATER / RILEYS HILL CATCHMENT DISTRICT

2.4.2 *Locational Criteria*

Additional locational criteria were applied to the unconstrained areas to determine the potential rural residential development areas. These locational criteria excluded all unconstrained land that:

- q *was located in a high bushfire hazard area;*
- q *was likely to be affected by the operations of a nearby quarry;*
- q *was likely to create conflicts with adjoining land-uses;*
- q *had restricted access due to flooding;*
- q *would have a negative impact upon the landscape;*
- q *was considered to be remote from the nearest service centre; and*
- q *would have a negative impact upon agricultural production.*

2.4.3 *Social and Service Provision Criteria*

There are social impacts for rural dwellings being located away from employment opportunities, family support, childcare, recreation and social activities. This isolation adds to social problems of rural settlement and increases the demand for services commensurate with the urban dweller.

To assess this impact an analysis was undertaken of the potential rural residential areas relationship to its respective catchment district for the provision of social needs and services.

Figures 2.3a, 2.4a, 2.5a, 2.6 & 2.7a identify potential rural residential areas to business centres within each catchment district.

The items of social infrastructure and public transport within each of the rural catchment districts are identified in Appendix D. The social infrastructure categories identified within each of rural catchment districts addresses the fundamental social services of education, health, community services, public transport, emergency services, recreation and open space and commercial and retail services, that are essential and accessible to both the urban and rural dwellers alike.

The analysis discusses the current provision of these services and facilities within each of the rural residential catchment districts. The purpose of this analysis is to determine if the identified potential rural residential lands have adequate access to adequate services and facilities.

i. Casino / Rural Catchment

The land to which the Casino / Rural catchment encompasses is illustrated in Figure 2.3. Within this area some five (5) potential rural residential areas have been identified. Three of these parcels are located to the immediate north of the township of Casino and adjoin the Casino/Richmond River Shire boundaries. These areas are within a 1-5km distance from the centre of Casino. A substantial tract of land also identified as potential rural residential land has been identified to the west of Casino within the Dyraaba /

Dobies Bight locality within the 10-15 km radius from the town centre. A smaller parcel is located within the Shannonbrook locality and is within the 1-5km radius from the town centre. One other parcel is shared with the Coraki Catchment District within the Ellangowan locality and falls within the 10-15km radius from the Coraki town centre.

Education

Pre-school to high school educational facilities are well accommodated for within this catchment. As the potential rural residential lots are located between a 5-10 km radius from the Casino Town Centre, it is envisaged that these facilities will be utilised. These facilities include 2 Catholic Preschools, 1 Community Preschool, 3 Playgroups, 4 Public Primary Schools and 1 Catholic Primary School as well as 1 Public High School and 1 Catholic High School. Casino College of TAFE is also located within the Town Centre offering courses in Business Administration, Computing and trade related courses.

There are sufficient educational facilities to accommodate additional users generated by the release of the potential rural residential lands. Access to these facilities is also considered acceptable as a number of bus routes currently service the areas identified as potential rural residential land. There are five (5) different bus companies within Casino offering extensive school services both in and around the peripheral edges of the Town as well as out of town services to Piora, Leeville, Mongogarrie, along the Bruxner Highway and the Hogarth Range. Appendix E identifies these bus routes made by the various companies that indicate a comprehensive servicing and good accessibility to the identified potential rural residential lands.

Health

Casino currently has a regional function in relation to providing health services and facilities. Casino has a Hospital, Ambulance Service, a broad range of medical and health practitioners and associated services including several Chemists. A number of alternative style health treatments are also located within Casino including Acupuncture, naturopathy and aromatherapy.

The identified potential rural residential lands within this catchment are all within 15 km from these essential services. It is envisaged that no extra health services and facilities will need to be developed as a result of the potential development of these sites.

Community Services

The components that were taken into consideration in relation to Community Services available included Child Care facilities, the presence of a library, neighbourhood, community, youth or cultural facilities, seniors and aged care services. There are presently three (3) childcare facilities within the town centre servicing both full day and occasional care needs. A number of playgroups also operate within this catchment including within the Town Centre itself at Leeville and one at Clovass. The Richmond Upper Clarence Regional Library is also located within the Casino Town Centre serving Casino itself as well as surrounding districts extending as far as Evans Head.

Casino also has a community Neighbourhood Centre providing many invaluable extension services to the youth, families and aged. A Young Mothers Association also operates out of Casino as do a number of aboriginal extension services including the Aboriginal Co-op., Community health team and home care service.

Five (5) public halls are also available within the identified catchment which are currently utilised at various times for a multitude of uses including community meetings, playgroups and other social activities.

A number of aged services also operate within the catchment including St Michael's Home for the Aged, Meals on Wheels, Home Care Service of NSW, Red Cross and CWA.

With the multitude of Community Services available within Casino it is considered that the identified potential rural residential land has good access to a wide range of facilities and services.

Public Transport

Five (5) bus companies operate within the Casino Town Centre and include services out of Town to Piora, Dyraaba, Shannonbrook and Mongogarrie, along the Bruxner Highway and the Hogarth Range. These routes will essentially provide public and school bus transport to the identified potential rural residential lands to the west of the township whilst the land identified to the north of the Township is currently serviced by regular routes. A number of services also operate out of and in connection to Casino including routes along the Summerland Way, Bruxner Highway and Casino-Woodburn Road providing a public transport network linking Casino, Grafton, Lismore and Evans Head.

Appendix E identifies these bus routes made by the various companies. It is envisaged that these services will adequately meet service and accessibility needs of all the identified potential rural residential areas.

Emergency Services

The Casino/Rural catchment has particularly good access to the emergency services of Police, Fire Brigade and Ambulance. The Casino Police Station is a regional base service that provides assistance to the identified potential rural residential lands as well as the Casino Fire Brigade and Ambulance Station. Eight (8) Rural Bush Fire Brigades are also located throughout the defined catchment area.

These services will adequately meet the emergency service needs of the identified potential rural residential land.

Recreation and Open Space

Casino has been recognised as an important open space provider for both Casino Council and Richmond River Shire Council residents in relation to providing outdoor sporting facilities (football, soccer, cricket, hockey, basketball, netball etc) as well as a number of other open space areas including parkland, playgrounds and local/neighbourhood Parks. An Olympic size swimming pool is also located within the Casino Town Centre.

As the identified potential rural residential lands are located within 15 km from the Town Centre it is envisaged that they would be incorporated into the Casino open space catchment and utilise these facilities.

Commercial and Retail Services

Casino is largely known as being a regional centre in relation to the provision of both community and commercial/retail services. The Casino town centre provides access to a comprehensive range of commercial and retail needs and services. Some of these include a large 'Woolworth's' supermarket, butchers, green grocers, banks and credit

unions, Council Offices, food outlets and restaurants, clothing stores, news agencies and much more.

It is considered that the identified potential rural residential lands will have good access to a broad range of commercial and retail services.

Conclusion

It is considered that the identified Potential Rural Residential lands within the Casino/Rural Catchment have more than adequate access to a broad range of essential social services. A comprehensive public transportation system creates linkages to education, health and community services as well as open space and recreation located within the town centre. Many extension services, particularly for the aged provide mobile services to both the town centre and surrounding areas.

ii. Coraki Catchment District

Two (2) substantial tracts of land have been identified within the Coraki Catchment District (Figure 2.4). One of these areas lies directly west of the township of Coraki and has access off the Coraki-Ellangowan Road. This parcel is located within 5-10 km from the Coraki Town Centre. The second principle parcel within the catchment is located to the southwest of the Town Centre and is within 10-15 km from the Coraki Town Centre. This parcel is accessible off Myall Creek Road.

Three other parcels, whilst not within the defined catchment district are within a 15km radius of the Town Centre and therefore also require consideration in relation to their potential impact on the current social infrastructure offered by Coraki. These areas principally fall within the Woodburn Catchment.

Education

As indicated in section 2.3.6, Coraki provides schooling for 220 students at the Public primary School with approximately 70% of the students expected to succeed past year 10. Most of these will attend Woodburn Central or Lismore High Schools. St Joseph's Catholic School has 87 students and the Gum Nut Preschool has 24 places registered and constantly filled.

It is therefore considered that the Coraki town centre and surrounding high schools at both Lismore and Woodburn are adequate facilities to meet the additional needs of the potential development of rural residential lands within the Coraki District. Good bus linkages have been established to serve both the local primary schools and travel to High Schools from Coraki with services operating around the Township of Coraki as well as along the Casino-Woodburn Road to Woodburn Central as well as providing connecting services to Lismore.

Whilst the construction of the new High School at Evans Head will increase the distance to school for many Coraki children, it is anticipated that the level of service to the new School will also increase in anticipation of an increased number preferring to travel to the newer facility at Evans Head over the Lismore and Casino schooling options. It is also anticipated that expanded or additional pre-schooling will be required within Coraki.

Health

Coraki residents currently have good access to a range of health and medical care services. Coraki Campbell Hospital located within 1 km of the town centre meets the needs of many of the residents, as does the presence of a General Practitioner and Chemist. An undertaker also operates from Coraki.

The identified potential rural residential lands located within the 15-km radius will also have good access to these medical facilities. For more specialised medical attention residents can travel 20 minutes to either Casino or Lismore.

Community Services

Coraki currently has a broad range of community services available to its residents. These include the Campbell Hospital, Mid-Richmond Retirement Village, Meals on Wheels, CWA, Red Cross and Hospital Auxiliary. Coraki also has a Youth Hall and Youth Arts Group. Whilst a well-established Community Services currently exists within Coraki, any additional development will require the subsequent development of additional community services to meet the increasing needs.

It is considered the location of the potential rural residential lands is within access to the community Service Facilities within and surrounding the Coraki catchment.

Public Transport

As highlighted within the education component of this analysis above, it is considered that Coraki currently has good access to public transport in the form of bus services operating within the town centre itself as well as providing connections to Casino, Lismore, Woodburn and Evans Head. Appendix E indicates a number of bus routes that service the township of Coraki. Whilst two of the identified areas are between 5-10 km from the nearest connecting bus route, the access roads from these identified areas to the bus routes are considered to be of adequate quality providing for good vehicular access.

It is envisaged that these bus services will be able to adequately accommodate the needs of the identified three (3) other parcels that are within the catchment of the township.

Emergency Services

A Police Station is located within the township of Coraki and serves the identified land within the Coraki catchment and beyond. Ambulance services operate from both Evans Head, Lismore and Casino with emergency medical attention being accessible at the Campbell Hospital. Also within the Coraki Catchment three (3) Rural Bush Fire Brigades are operational.

It is therefore considered that the identified rural residential land has good access to the existing emergency services within the Coraki Catchment.

Recreation and Open Space

Coraki village has sufficient open space, which is evenly distributed to encompass the majority of its village within a walking distance catchment, even though some of these parcels remain undeveloped. It is also considered that there is currently sufficient developed outdoor sporting facilities/open space to meet growing needs and projections for the next decade within Windsor Park.

Commercial and Retail Services

A number of small retail and commercial businesses operate out of the township of Coraki. These services include a milkbar/general store, real estate agency, post office, police station, café, two hotels, Doctor, Chemist, two service stations, hairdresser and other services. It is therefore considered that the township of Coraki provides adequate access to many of the essential retail/commercial services to both the existing areas and those areas identified as potential rural residential areas.

Conclusion

Whilst the identified potential rural residential land within the Coraki Catchment District is located between 5-15km from the Coraki Town centre, it is considered that appropriate linkages are established in relation to Coraki's social infrastructure, to adequately meet the potential needs of these areas. These linkages are supported by a good public transport system.

iii. Woodburn Catchment District

Woodburn has three (3) identified parcels of potential rural residential land located within its catchment district, refer to Figure 2.5. One parcel located within the 1-5km radius from the town centre is to the south accessed off the Pacific Highway within the Trustums Hill vicinity. A larger tract of land is located to the southwest between 5-10km from the town centre and is accessible off Reardons Lane. The third and much smaller identified parcel is located to the west of Swan Bay, also between 5-10km from the Town Centre accessible off Purseys Road.

Education

Woodburn Central School that includes both a primary and secondary Schooling is located to the south of the Town Centre. A St. Joseph's Catholic Primary School is also located within Woodburn. Woodburn Central School is to be decommissioned with the projected opening of the new school at Evans Head in the Year 2000. Local Bus Services will however be able to accommodate this move as it is anticipated that the new Evans Head school will have a catchment extending as far west as Coraki and north to Broadwater.

Adult Education Programs are also available within the Woodburn catchment with many of the courses being hosted at Evans Head where the facilities are of better quality.

Health

Woodburn has limited health services located within the town centre with one part time general practitioner and one chemist. A number of extension services however operate from Woodburn including Community Aid Service, CWA Branch and HACC. For more specialised Medical and Health needs residents travel to either Evans Head, Lismore or Ballina. Ambulance services operate from Evans Head and the Campbell Hospital is located some 15 minutes away in Coraki. It is envisaged that the further development of Rural Residential land within the Woodburn catchment may result in additional services being provided for within the Town Centre and /or existing facilities being expanded.

Community Services

Woodburn currently has limited Community services. A number of both community meetings and social activities are hosted at the Woodburn Memorial Hall, whilst the CWA Branch provide a number of essential aged care extension services including

HACC and Meals on Wheels. The Woodburn Playgroup with playgroup adjoins the CWA building and the Riverside Park.

Public Transport

As a number of main roads within the region converge on the township of Woodburn, including the Pacific Highway, a number of regular public transport linkages have been established with the surrounding districts of Evans Head, Broadwater and Coraki as well as with the regional centres of Lismore, Casino and Ballina.

Appendix E identifies these bus routes within the Woodburn catchment and highlights that the identified potential rural residential lands will be adequately serviced by existing bus operations.

Emergency Services

A Police Station is located within the Town Centre of Woodburn on the Pacific Highway. The catchment also accommodates an emergency services facility comprising of the SES, Rural Fire Service (RFS) and the Volunteer rescue association (VRA). Three (3) Rural Bush Fire Brigades are also operational within Woodburn Catchment.

Recreation and Open Space

The current provision of open space in Woodburn is of good quality and is used by a variety of users. Woodburn Oval currently meets the needs of the Woodburn Soccer Club and it is generally considered that this facility will be sufficient to meet the growing needs over the next decade. It is also important to note that Woodburn residents have strong ties with the sporting facilities in Evans Head. A swimming facility is also located within Woodburn adjacent to the Woodburn Central School.

Commercial and Retail Services

Woodburn's commercial strip includes a supermarket fronting the Pacific highway that has a local function but also receives passing business from the Highway users. Many essential commercial and retail services constitute this local shopping strip including general market and green grocer, take away food, police station, post office, Hotel, Credit Union and other specialty stores.

Conclusion

Woodburn currently has a population of some 496 persons and therefore has a limited range in social infrastructure needs. Whilst Woodburn has a limited range in relation to social infrastructure, it does provide the fundamental social services essential to the establishment of a community. As the Village is largely central to both surrounding district centres and three regional centres, it has good access to a broad range of social facilities and services. It therefore considered that a Woodburn would be able to cope with an incremental development of identified rural residential lands.

iv. Broadwater/Rileys Hill Catchment District

Figure 2.7 identifies only one parcel of potential rural residential land. Located within a 1km radius of the Broadwater Village Centre, the parcel has access off the Evans Head-Broadwater-Road.

Education

Educational facilities within the catchment include the Broadwater Primary School. The most commonly accessed secondary education is at either Ballina High School or Woodburn Central. Other secondary schools available within the region include Trinity

College and Lismore High School. School bus services adequately transport children around the Town Centre including to Rileys Hill as well as to and from the secondary schools at either Woodburn or Ballina.

A number of residents from Broadwater participate within the Evans Head-Woodburn Adult Education Programs.

Health

Limited health facilities are available within the Broadwater Catchment, however, Evans Head located less than 10 minutes away provides access to a number of medical and health services. For more specialised Medical needs, residents access the facilities at both Ballina and Lismore located approximately 20 minutes from the Broadwater Village.

Community Services

With the relatively new Community Centre constructed at Broadwater, the catchment utilises this facility for public and community meetings as well as other recreational and social activities.

Public Transport

With the Village stretching along the Pacific Highway for 1.5km and with residential expansion at Rileys Hill, the Village has access to adequate public transport with services to both Ballina, Evans Head and Woodburn from where connection services can be caught to both Coraki, Casino and Lismore.

Appendix E identifies existing bus routes that operate within and out of Broadwater. This Figure illustrates that the identified potential rural residential land is adequately provided for.

Emergency Services

Police Services for the Broadwater Catchment are derived from both the Evans Head and Woodburn Stations. Ambulance Services are within the Evans Head catchment. The Broadwater Bush Fire Brigade is located and operational within this catchment.

Recreation and Open Space

Broadwater largely falls within both the Evans Head and Woodburn open space catchments in relation to outdoor sporting facilities including Stan Payne Oval and Woodburn Oval. A number of residents also travel to participate in Ballina and Lismore sporting and recreational activities.

The current provision of open space within the village itself is currently considered below the accepted open space standard of 2.83 ha per 1000 people. It is also considered that there is a need to increase the provision of open space in the form of neighbourhood parks that should be large enough to include areas available for informal active recreational pursuits as well as additional playground areas.

Commercial and Retail Services

Broadwater has limited commercial and retail services. Having a Post Office, two (2) service stations (one including a general store), antique stores and NRMA office it is considered that residents currently have access to essential commercial and recreational services. For more specialised services, residents travel to either Lismore or Ballina.

Conclusion

The Broadwater / Rileys Hill catchment has a limited but sufficient social infrastructure in all of the analysed categories which generally reflects the small population and relative needs of its 534 residents. Whilst additional development within the area would place increased pressure on the limited services and facilities available, additional services may be developed as a component of development contributions. It is also imperative to recognise Evans Head and the regional centres of Ballina and Lismore as the traditional service and facility providers to this village.

v. Evans Head Catchment District

Whilst no potential rural residential land has been identified within the Evans Head Catchment (Figure 2.6), it is essential to consider its function as a provider of many facets of community facilities and social services to its surrounding districts.

Education

Evans Head currently provides good access to educational facilities with two (2) Pre-schools and one public primary school. Secondary School Students either travel to Woodburn central or Ballina High School. Regular School bus services meets the needs of both groups of school goers.

The projected completion of the Evans Head High School in the Year 2000 will significantly benefit the residents of Evans Head in relation to access to this comprehensive new facility. It is anticipated that the new school to accommodate approximately 800 children will have a catchment extending west to Coraki and North to Broadwater.

Regular Evans Head-Woodburn Adult Education Programmes are also regularly run within the community.

Health

Evans Head has good access to fundamental health and medical services including the presence of two General Practitioners, a Chiropractor, a Dentist, a Chemists and a Veterinarian. A number of aged care extension services also operate from Evans Head including HACC, Meals on Wheels which is essential to meet the needs of significantly high proportion of aged persons constituting its social profile.

An Ambulance Station is also located within the Town Centre meeting the needs of both Evans Head and surrounding districts including Broadwater, Woodburn and Coraki.

For specialist Medical attention, residents travel to either Lismore or Ballina.

Community Services

Evans Head is well facilitated in relation to Community services. The Mid-Richmond Neighbourhood Centre provides a number of extension services including the provision of a youth worker, community health worker and a number of outreach programs focussing on families, women and the aged. Two (2) private childcare services are also provided for within the village.

Facilities include Evans Head Recreational Hall and a community library that is serviced by the Richmond Upper Clarence Regional Library based at Casino.

Public Transport

A number of bus services currently operate out of Evans Head largely meeting the transport needs of school children within the village to Woodburn and Ballina. Public Transport is on the whole limiting with only a few daily services operating out of Evans Head to Ballina or Woodburn with connecting services to both Casino and Lismore. Appendix E illustrates bus services operating in and out of Evans Head highlighting its connections to both smaller and larger urban and commercial areas within the region.

Emergency Services

Evans Head has access to a Police Station, Ambulance Station, Fire Station, and both the Woodburn and Broadwater Rural Fire Brigade all of which serve the immediate village of Evans Head as well as meeting the needs of the surrounding villages of Broadwater/Rileys Hill and Woodburn.

Recreation and Open Space

There are a number of open space and recreational opportunities within Evans Head. Stan Payne Oval as the premier outdoor sporting facility provides for both the residents of Evans Head and surrounding districts for sports such as touch football, cricket and football. The wealth of parkland and access to beaches and the Evans River also make the village a popular destination meeting open space and recreational needs on a regional level.

Commercial and Retail Services

Evans Head commercial centre, being Oak Street and parts of Woodburn Street, functions on a district level having a supermarket, butcher, baker, cafes, real estate agents, take away, Hotel, RSL Club, Post Office and a number of other specialty stores and services.

Conclusion

Evans Head has access to a broad range of social infrastructure that meets the needs of its local residents but equally important those of the surrounding districts of Broadwater and Woodburn. Access to educational facilities will increase in future years with the completion of the new high school. Access to both health and community services and facilities is also adequate to meet the needs of the local village population and adjoining districts alike. Due to the irregularity and limited destinations, public transport to and from the village can be described as limited largely reflecting population size and the dominance of the private motor vehicle usage.

2.5 CONCLUSION

The above locational criteria were applied following field inspections. More detailed environmental assessment may identify that constrained land is suitable for development. If such assessment concludes that land is suitable, the Strategy will be updated to include such areas at the time of regular review, as outlined in Section 7.2.

The areas within the LGA that have the potential for initial development for rural residential development are shown in *Figures 2.2 & 6.2*.

3.0 SUPPLY AND DEMAND ASSESSMENT

This chapter provides an analysis of the likely supply and demand for rural residential land in the Richmond River Local Government Area.

3.1 DEMOGRAPHIC ANALYSIS

3.1.1 Existing Population Characteristics

Richmond River LGA is on the North Coast of NSW that is one of the fastest growing regions in the state. The estimated resident population of the Richmond River LGA was 10,059 at the 1996 census, representing an average annual growth rate of 2.3 per cent since 1991. A major factor influencing this strong growth is the popularity of the area with retirees. This growth rate is almost five times the average NSW growth rate of 0.47 per cent, but lower than for the total North Coast Region (3.5 per cent), as shown in Table 3.1.

Table 3.1 POPULATION AND GROWTH RATES

	1981	1986	1991	1996
Richmond River LGA Census Population Counts	7018	7678	8976	10039
Average annual growth rate %		1.82	3.2	2.3
Est. Resident Population *			8972	9807
Average annual growth rate %				1.8
North Coast Region Est. Resident Population *	308850	358811	420435	422841
Average annual growth rate %		3.22	3.13	3.5
NSW Est. Resident Population *	5234900	5531500	5898700	6038696
Average annual growth rate %		1.1	1.2	0.47

Source: Australian Bureau of Statistics (1997 & 1998)

* NB – Estimated Resident Population (ERP) is the official ABS estimate of the Australian population. The ERP of an area is the estimate of the number of people who usually reside in that area. The ERP is based on results of the latest population census, and updated for subsequent births, deaths and overseas and internal migration.

The Richmond River LGA experienced higher growth during the 1986 to 1991 intercensal period at 3.2 per cent, compared to 1.82 per cent between 1981 and 1986.

The most significant proportion of the population lives in the Evans Head catchment district followed by the Coraki catchment district. The estimated resident population for each of the catchment districts within the LGA is shown in *Table 3.2*.

Table 3.2 **CENSUS POPULATION COUNTS BY CATCHMENT DISTRICT WITHIN THE LGA**

	1991 Census	1996 Census
Evans Head	2369	2613
Woodburn	475	506
Broadwater	442	504
Coraki	1099	1223
Rappville	110	113
Rural	4493	5100
TOTAL LGA	8988	10059

Source: *Australian Bureau of Statistics (1997)*

A significant proportion (43%) of the population resides in the coastal areas east of the Pacific Highway. Half of the residents reside in rural areas outside urban centres and some 26% of the population resides in the coastal town of Evans Head (Richmond River Council, 1994).

In general, the population characteristics of the LGA are typical of other LGA's in the North Coast region, with the exception of a lower proportion of 0-9 years and higher proportion of 60-69 years age groups. The higher proportion of the 60 - 69 years age group reflects the popularity of the area with retirees due to the attractive coastal environment. It is expected that this trend will continue as the population continues to age and there is more in-migration of elderly retirees to the area.

Economic activity within the LGA is predominantly rural based with major industries being dairying, mixed cultivation, sugar cane production, beef cattle, tea tree oil production, fishing and timber production. There has been a slight increase in tourism activity over recent years, particularly along the coastal strip of the LGA, with Council actively promoting further tourism in the area.

3.1.2 *Population Projections*

Population projections (DoP, 1994a) for non-metropolitan local government areas in NSW predict that in 2001 the Richmond River LGA will have a population of 10900 (low scenario), 11100 (medium scenario) and 11,400 (high scenario). These projections are outlined in *Table 3.3* and shown in *Figure 3.1*.

Table 3.3

RICHMOND RIVER LGA POPULATION PROJECTIONS

	LOW	MEDIUM	HIGH
1991	9000	9000	9000
1996	9900	10000	10100
2001	10900	11100	11400
2006	11800	12200	12600
2011	12600	13300	13900
2016	13400	14300	15300
2021	14100	15400	16600

Source: Department of Planning (1994a) and Australian Bureau of Statistics (1998)

RICHMOND RIVER POPULATION PROJECTIONS

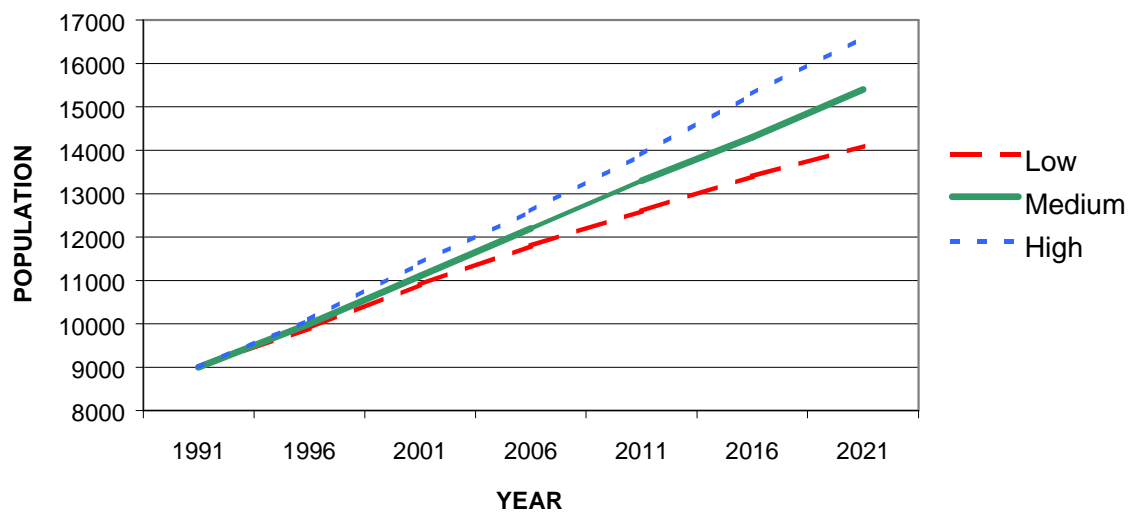


Figure 3.1 POPULATION PROJECTIONS FOR RICHMOND RIVER LGA

It is expected that Richmond River LGA will experience strong growth over the next twenty five years. This growth is expected to maintain the demand for rural residential living opportunities in the LGA.

3.2 RURAL RESIDENTIAL LOT SUPPLY

Rural residential lifestyle has become a major component of settlement on the North Coast. Between 1988 and 1994, 17.5 percent of all new dwellings constructed on the North Coast were in rural areas (DUAP, 1995). A large component of these dwellings is not associated with rural activities and is primarily for residential purposes. It is expected that this trend will continue, which is likely to result in continued changes to the rural landscape. Rural dwelling trends in the Richmond River LGA are more dramatic than those occurring in the North Coast region, with a large proportion of dwellings constructed being located in rural areas. This is a result of the LGA being largely rural in nature. However, a significant proportion of rural dwelling construction applies to rural residential development.

3.2.1 Dwelling Construction

Table 3.4 shows the breakdown between rural and urban dwellings constructed in the LGA between 1988 and 1993. The Figures show that the Richmond River LGA has a high proportion of dwellings constructed in rural areas.

Table 3.4

**BREAKDOWN OF RURAL AND URBAN DWELLING
APPROVALS (JANUARY 1988 TO DECEMBER 1993)**

	1988	1989	1990	1991	1992	1993
Rural	51	72	68	66	70	81
Urban	58	61	63	95	66	62
TOTAL No.	109	133	131	161	136	143
% Rural	46.8	54.1	51.9	41.0	51.5	56.6

Source: Department of Planning (1994b).

3.2.2 Subdivision Approvals

Statistics indicate that the number of subdivisions approved annually has varied significantly from year to year. The total number of subdivisions in the LGA for the period 1987 to 1996 is shown in Figure 3.2.

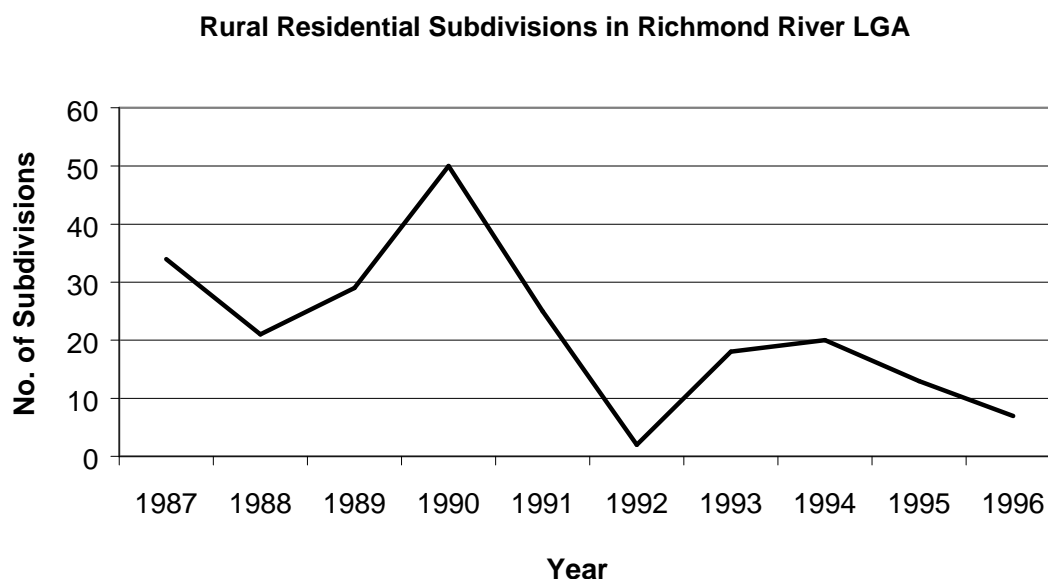


Figure 3.2 TOTAL NUMBER OF SUBDIVISIONS IN THE RICHMOND RIVER LGA

Figure 3.2 shows a significant drop in rural residential subdivisions from a peak in 1990 to a low in 1992. The reduction can be partly attributed to the Gazettal of Richmond River Local Environmental Plan 1992 and the requirements resulting from Clause 13 and related quota levels. The reduction in the number of approved subdivisions may also be partly attributed to a reduction in demand for all types of housing resulting from lower population growth in recent years.

Development within the Richmond River LGA is regulated by Richmond River Local Environmental Plan 1992. The local environmental plan includes rural residential zones and enables rural residential subdivisions. Clause 13 of Richmond River Local Environmental Plan 1992 enables Council to approve rural residential subdivisions on land that is not prime crop and pasture land and is not flood prone if the land is located within:

- (a) 17km of Casino or north of the Bruxner Highway;
- (b) 5km of Evans Head;
- (c) 5km of Woodburn;
- (d) 2km of Broadwater; or
- (e) 8km of Rappville.

This clause along with zoned 1(c) land only allows the approval of subdivisions within the quota for such housing that has been approved by the Minister of Urban Affairs and Planning. The total number of rural residential subdivisions by catchment district is shown in *Table 3.5*.

Table 3.5 **NUMBER OF CLAUSE 13 SUBDIVISIONS IN CATCHMENT DISTRICTS**

Catchment District	Number of Subdivisions				
	1993	1994	1995	1996	1997
Casino/Rural	16	18	12	7	1
Evans Head	1	2	1	0	0
Coraki	0	0	0	0	0
Woodburn	1	0	0	0	0
Broadwater/Riley's Hill	0	0	0	0	0

NB Coraki was not included within Clause 13 due to limited development potential due to flooding. Likewise, Woodburn, Broadwater and Evans Head had minimal or no subdivision due to flood limitations.

An important factor in examining the number of subdivisions is the number of lots created as a result of those subdivisions. The total number of lots created in accordance Clause 13 and in rural 1(c) zones since 1993 are shown in *Table 3.6*.

Table 3.6 **TOTAL NUMBER OF RURAL RESIDENTIAL LOTS**

Year	Clause 13 Lots Approved	Rural 1 (c) Lots Approved	Total Rural Residential Lots	Clause 13 Lots Undetermined
1993	64	5	69	2
1994	62	33	95	3
1995	50	0	50	0
1996	98	0	98	13
1997	2	0	3	18
1998	0	0	0	2
	276	38	314	38

Source: Richmond River Shire Council (1997) + 1998 Figures.

3.2.3 Dwellings Erected on Rural Residential Allotments

Appendix A to this Strategy identifies all rural residential allotments granted consent either through clause 13 or zoned Rural 1(c) land. These figures have been summarised within *Table 3.6*. From the 314 consented allotments within the first 5 year period only 125 allotments have been created through registration and 67 consent allotments have had dwellings erected (this includes where an existing dwelling was erected and new dwellings)(refer to Appendix B).

3.2.4 Existing Vacant Lot Supply

i. Clause 13 Subdivisions

Due to the long lead times and delays associated with subdivision and development it can take some time after approval is given before land is developed. Not all land will be developed immediately and some lots may be held for long periods of time for speculative or investment purposes. In considering the data for the period 1993 to 1996 shown in *Table 3.6*, it can be assumed that 20% of the lots approved in 1996 would have been developed due to the short time period since approval. In comparison, up to 80 per cent of the lots approved in 1993 are assumed to have been developed, falling to 60 and 40 per cent for 1994 and 1995 approvals respectively. Pending lots have not been included in the assessment.

As pressure for land increases with population growth in the LGA, the incentive for owners of subdivided land to either build or sell their holdings will rise over time. This is an important factor in the coastal fringe of the LGA as demand is likely to be higher in these areas and the demand for rural residential land is expected to continue. In the western part of the LGA where demand is lower the take up period is likely to be longer, with some land likely to remain undeveloped for extended periods.

ii. Existing Zoned Land

A review of Richmond River Richmond River Local Environmental Plan 1992 revealed the existence of only three rural residential zoned areas within the LGA. The development potential of the undeveloped zoned portion of these areas is shown in *Table 3.7*.

iii. Estimated Vacant Lot Supply

The estimated vacant lot supply for each of the catchment districts is shown in *Table 3.8*. Note that this table refers to lots that were approved but not built upon. Lot numbers referenced have not necessarily been created through registration of a plan.

Table 3.7 ZONED 1(c) LAND LOT POTENTIAL

Area Name	Undeveloped Zoned Land Area(hectares)	Potential Lots
Sherwood Park	38.75	40
Araluen Heights	7.5	7
Hillside Drive	0	0

Table 3.8 ESTIMATED VACANT LOT SUPPLY (Approved but not built upon)

Catchment District	Vacant Lot Supply
Casino/Rural	142 (172*)
Evans Head	12
Coraki	0
Woodburn	3
Broadwater/Riley's Hill	0

NB * Reference to 172 lots refers to total approved lots not built upon and includes zoned 1(c) lots and clause 13. Reference to 142 lots is for clause 13 only.

3.3 RURAL RESIDENTIAL MARKET TRENDS

3.3.1 Rural Residential Lots Sold

The number of rural residential lots sold gives an indication of activity in the LGA. Although sales figures are not directly related to demand they give an indication of market trends and patterns. *Table 3.9* shows the number of rural residential lots sold by size in the LGA. For comparative purposes the figures for the adjacent LGAs of Casino, Ballina and Maclean are also provided in *Table 3.9*.

The statistics show that the largest number of rural residential properties sold in the Richmond River LGA lies within the 1 to 10 hectares size. This trend is illustrated in *Table 3.3* which shows a peak in 1995 for the 1 to 10 hectare size range and a slight peak in the less than one hectare size range for the same year. *Figure 3.3* also illustrates

that the number of 10 to 20 hectare lots sold has been stable with only five or less being sold for the period 1993 to 1996.

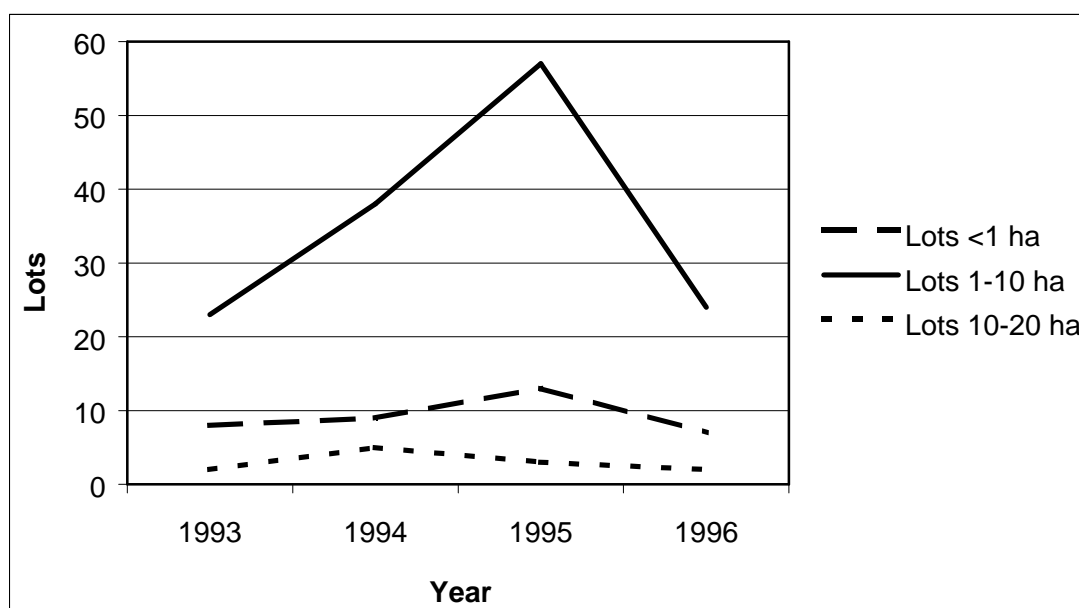


Figure 3.3 RURAL RESIDENTIAL LOTS SOLD IN THE RICHMOND RIVER LGA BY SIZE

Table 3.9 RURAL RESIDENTIAL LOTS SOLD 1993-1996

	LGA							
	Richmond River				Casino			
	<1ha	1-10ha	10-20ha	TOTAL	<1ha	1-10ha	10-20ha	TOTAL
1993	8	23	2	33	2	1	0	3
1994	9	38	5	52	1	2	0	3
1995	13	57	3	73	9	4	1	14
1996	7	24	2	33	6	11	2	19

Table 3.9

RURAL RESIDENTIAL LOTS SOLD 1993-1996

	LGA							
	Ballina				Macleean			
	<1ha	1-10ha	10-20ha	TOTAL	<1ha	1-10ha	10-20ha	TOTAL
1993	29	21	9	59	33	22	1	56
1994	24	19	3	46	28	21	4	53
1995	33	25	6	64	41	21	7	69
1996				0	20	19	7	46

Notes: *Enew Hunt Valuers (1997)*

Figure 3.4 shows the total number of rural residential lots sold in Richmond River LGA and the adjacent LGAs of Casino, Ballina and Maclean. In comparison with the surrounding LGAs for the period 1993-1996, the trends in the number of total sales of rural residential lots are similar with the exception of Casino. Casino has seen a decrease in the number of rural residential lots sold during 1995 and 1996 and in terms of total sales, the total number in Casino is lower than the other LGAs. This significant drop may be attributed to the substantial supply of rural residential development available within the Richmond River LGA within short travelling distance of Casino. Alternatively, the supply of rural residential land in the Casino LGA may be dwindling.

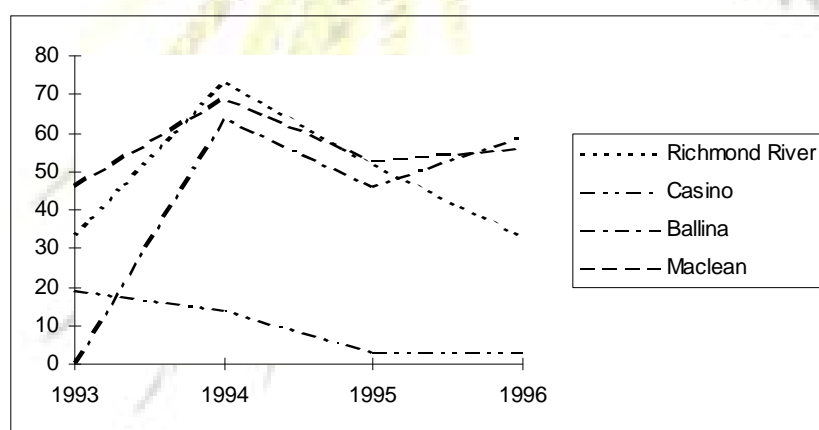


Figure 3.4 RURAL RESIDENTIAL LOTS SOLD BY LOCAL GOVERNMENT AREA

3.3.2 *Take Up Rates*

There are numerous rural residential and rural smallholdings lots scattered throughout the LGA. The main areas where real estate agents market rural residential land include Coraki, Woodburn, Evans Head, and Broadwater/Rileys Hill. Rural residential market activity for each of these areas and the areas of Casino and surrounds and Ballina/Maclean is discussed further below.

i. Casino/Rural

Casino acts as one of the main service centres for the Richmond River LGA. It is located in the western part of the Shire and is bordered on all sides by the Richmond River LGA. It provides services to rural residential land within the western part of the Richmond River LGA.

There appears to be an oversupply of rural residential land in the Casino area. There are more lots for sale in the Casino area than five years ago. Changes in the local economy have led to a reduced demand for a range of real estate including rural residential type development. The decrease in the total number of rural residential lots sold in the LGA is shown in *Table 3.9* and *Figure 3.4*.

The local economy of the Casino area has seen a downturn in recent years. A number of closures have occurred in the retail, government and commercial sectors, including the Norco factory, MBF, Department of Land and Water Conservation and the Commonwealth Employment Service.

Data on rural residential lots sold in Casino show that only 3 were sold during 1996. It is reported that a 42 hectare property that had approval for subdivision was recently sold for \$230, 000. This price represents no significant increase in value over what the land could have been sold for rural land without subdivision potential. The rural residential estate “Sherwood” is understood to have a mortgagee-in-possession and the residue of the property was recently passed in at auction for \$100,000 for a 20 hectare site which had approval for 30 lots.

ii. Evans Head

The township of Evans Head is the largest urban area in the LGA. However, due to constraints including Bundjalung National Park to the south, Broadwater National Park to the north and flooding, there are very limited opportunities for rural residential development at Evans Head.

iii. Broadwater/Riley’s Hill

There is little activity in the Rileys Hill/Broadwater area in terms of real estate sales. This is primarily due to the lack of residential properties for sale or able to be developed. There are no active agents situated in this area, which reflects the lack of demand. Over the past five years there has been little change as there has never been a strong demand for real estate in this area.

iv. Woodburn

Many parts of Woodburn are constrained by flooding and include prime horticultural and cane growing areas. Some rural residential lots can be purchased in the \$40,000 to \$50,000 range that has helped to increase the popularity of the area. The demand appears to be relatively strong which may reflect the lack of land availability closer to Evans Head. The demand for land includes one hectare and 1 -10 hectare parcels.

Although there is good demand for rural residential lots there is little supply. It can therefore be assumed that latent demand is likely to be high in this area.

v. Coraki

The village of Coraki is located approximately 24 kilometres from Lismore. Due to flooding problems there are difficulties with access that limits the demand for rural residential land. Real estate agents in the area indicate that around fifty percent of land buyers are people or relatives of people who are currently residing in the area. There are some opportunities for rural residential development, however constraints including flooding and general isolation of the area make the area less attractive.

The main attraction of the area is the price of lots that can be purchased between \$40,000 and \$50,000. There appears to be demand for riverfront land and properties over two hectares in size. There is little demand for lots that are less than one hectare. The average turnover time for rural residential land is approximately 3 months according to local real estate agents. In the past five years there has been an increase in demand and reduction in the supply of these lots.

vi. Ballina and Maclean

A number of subdivisions with lot sizes of less than one hectare have been developed in Ballina and Maclean. In comparing the sales of 1 to 10 hectares sites it can be seen that the level of activity in Richmond River, Maclean and Ballina is similar with 23, 21, and 22 lots sold in each respective LGA. However, in the less than one hectare category there were only 8 sold in Richmond River compared to Ballina and Maclean selling 29 and 33 respectively.

3.3.3 Predicted Demand

Based on the medium level population projections it is estimated that by the years 2001 and 2006 the population of the Richmond River LGA will be 11,100 and 12,200 respectively. This equates to an average yearly increase of 220 persons, which is also consistent with the longer term medium level predictions up to 2021.

The average household size for Richmond River at the 1991 census was estimated to be 2.9 persons which correlates with the average figure for New South Wales of 2.89 persons for the same date (Department of Planning, 1992). The average NSW household size is projected to decrease to 2.55 persons in 2021. To estimate the number of new dwellings required in Richmond River the mid-range household size of 2.7 persons has been adopted. Based on the expected annual growth of 220 persons, at least 80 new dwellings will be required annually to accommodate the predicted growth.

A major proportion of residents in the Richmond River LGA live in rural areas. The average percentage of rural dwelling commencements was 50.3 percent of all dwellings for the period 1988 to 1993. This trend is expected to continue with approximately 50 per cent of all new dwellings to be constructed in rural areas. In order to satisfy the predicted demand of 80 dwellings per year, approximately 40 dwellings will therefore be required in rural areas of the LGA.

Appendix A contains statistics for rural residential subdivisions for the period 1993 to the present. These figures have been summarised in Table 3.6 of this Strategy. From these subdivision figures a table of dwellings has been compiled with the details contained in Appendix B. It is noted that of the 312 allotments that were approved 125 allotments have been developed with 67 dwellings being either approved or existing where those rural residential allotments were created. This equates to 25 allotments and 14 dwellings being developed per year. This trends appears to be consistent with the figures for 1988 to 1993.

Rural residential development is predicted to comprise a large component of the rural dwelling commencements. The attractiveness of the area, particularly along the coastal fringe, will continue to attract retirees to the area. It is expected that the majority of rural dwelling commencements will be taken up by rural residential type development and subdivision of existing large rural lots. Therefore, in order to satisfy the expected demand, it is predicted that at least 40 rural residential lots/dwellings per year will be required.

Due to the long lead times and delays associated with subdivision and development it can take some time following approval before land is developed. Not all land will be developed immediately and some lots may be held for long periods of time. The incentive for owners of land to either build or sell their holdings will rise over time as pressure for land increases with population growth in the LGA. This is an important factor in the coastal fringe of the LGA as demand is likely to be higher in these areas and strong demand for rural residential land is expected to continue. In the western part of the LGA where demand is lower the take up period is likely to be longer, with some land likely to remain undeveloped for extended periods.

It is recommended that to ensure adequate stocks of land are provided and to minimise latent demand, approximately three years supply should be available. This will ensure that fluctuations in demand and market changes are able to be accommodated over time.

3.4 MATCHING SUPPLY AND DEMAND

Richmond River LGA is growing at a rate consistent with the population growth of the North Coast Region. The rural nature of the LGA results in a significant proportion of the dwellings constructed being located in rural areas.

Division 4 Part 2 of the *North Coast Regional Environmental Plan 1988* outlines the general requirements for rural land release strategies. The REP states:

Any such strategy is to be based on the average number of allotments needed annually to meet genuine demand for rural residential and small holding development.

It is expected that 40 rural lots a year will be required to satisfy the predicted demand for rural residential development. Based upon previous trends 20% of these lots should be less than 1 hectare and 80% should be between 1-10 hectares. In the smaller catchment districts it is recommended that lots between 1-10 hectares be provided. The take up rates of 10-20 hectare lots is not significant and the provision of any such lots in future subdivisions should be considered as opportunistic only.

Rural residential market trends vary throughout the LGA, with the supply of lots influencing demand in particular catchment areas. The anticipated supply and demand of rural residential development for each of the catchments is provided below.

i. Casino/Rural

Since 1993 the majority of the LGA's rural residential subdivision approvals have been in the Casino/Rural catchment district. An assessment of the existing supply of rural residential land in this catchment district and discussions with real estate agents have indicated that there is currently an over supply of rural residential lots. In addition it appears that demand for rural residential lots has declined.

This catchment district has a significant vacant lot supply that is likely to meet demand for in excess of 3 years and the catchment analysis has determined that there is a significant amount of potential rural residential land available in the catchment. It is recommended that the percentage of rural residential lots in the Casino/Rural catchment be set at 50% of the total allocated rural residential lots for the next five years in order to allow other catchment areas to establish rural residential areas to supply demand in the short term. This would allow for the approval of 20 rural residential lots a year, of which 4 lots would be less than 1 hectare and 16 lots would be 1 - 10 hectares.

ii. Evans Head

The catchment analysis for the Evans Head catchment did not identify any potential areas for rural residential development. Evans Head village is the growth centre of the LGA and Council should investigate the opportunities for residential development of land prior to encouraging any rural residential development.

iii. Broadwater/Riley's Hill

The past lack of supply and non-presence of real estate agents in Broadwater/Riley's Hill makes the determination of the real demand for rural residential development extremely difficult. The location of this catchment on the coastal strip and relatively short travel time to Ballina warrant the opportunity for some rural residential development to be provided in this catchment.

Investigation of the existing 1(d) zone should be undertaken to determine its potential for urban development. If urban development is not feasible, rural residential opportunities should be considered in this zone. It is recommended that 10% of the total allowed lots (4 lots) be provided per annum if the 1(d) zone is found to be suitable. All these lots should be 1-10 hectares.

The Pacific Pines site in the north-eastern section of the catchment was not identified during the constraints mapping and is considered to be unsuitable for rural residential development due to the environmental sensitivity of the site, potential for conflict with

surrounding land-uses, distance from Broadwater and the poor access onto the Pacific Highway.

iv. Woodburn

The supply of rural residential lots in the Woodburn catchment district is limited, however discussions with real estate agents indicate that real demand for such real estate is buoyant. The catchment analysis identified some potential development areas and it is recommended that development of such areas be encouraged to enable the supply of rural residential development within reasonable distance from the coast. It is recommended that 20% of the total allowed lots (8 lots) be provided per annum. All these lots should be 1-10 hectares.

Note that the Department of Urban Affairs and Planning have placed restrictions on the release of land for residential or rural residential which would require accessing the Pacific Highway to reach the service centre (Woodburn) of the catchment. Until a decision is made by the Roads and Traffic Authority to re-route the Pacific Highway and by-pass Woodburn, commitment to such areas identified south of the village at this point in time would only have long term potential.

v. Rappville

The only potential area available is very remote, has poor and possibly flood prone access, is adjacent to Carwong State Forest and is subject to fire hazard. Further assessment of this area is required in order to demonstrate that rural residential development is suitable.

vi. Coraki

The demand for rural residential development in the Coraki catchment district is not high, however, opportunities for the provision of such development in the future should be made. The catchment analysis identified some areas of potential development within reasonable distance from the village. It is recommended that 20% of the total allowed lots (8 lots) be provided per annum. All these lots should be 1-10 hectares.

4.0 STAGING OF DEVELOPMENT

4.1 STAGING OF DEVELOPMENT – CATCHMENT AREAS

The staging of development areas has been designed to ensure the availability of land supply to satisfy the demand for rural residential development as identified in Chapter 3.0 and summarised in *Table 4.1*. Opportunities are available for the supply of a variety of development types. In addition, the staging of land release takes into account the areas that are most efficiently serviced in the short term.

The staging plan, as shown in *Figure 6.2*, is based on the identification of land release areas for the first 10 years of the Strategy. This will allow consistency with Council's Section 94 Contributions Plan. Further stages should be determined at each review stage of the plan as identified in the Strategy monitoring plan. This approach allows some flexibility to cater for fluctuations in demand and for a reduction in development costs due to larger land area development.

Table 4.1 FIRST TEN YEAR LOT ALLOCATION

Catchment District	Number of Lots	Size of Lots
Casino/Rural	160	< 1 ha
	40	1 - 10 ha
Woodburn	80	1 - 10 ha
Coraki	80	1 - 10 ha
Broadwater/Riley's Hill	40	1 - 10 ha ¹
TOTAL	400	

Note: that reference to the number of lots is also reference to the number of rural residential dwellings

Part B – DEVELOPMENT STRATEGY

5.0 DEVELOPMENT IMPACTS AND PLANNING

The positive and negative impacts associated with rural residential development are identified in this Chapter. The best practice approaches to the planning of rural residential developments are then discussed.

5.1 DEVELOPMENT IMPACTS

Rural Residential development can create various impacts. Generally these impacts can be described as:

- q *Community and Social Impacts;*
- q *Economic Impacts;*
- q *Environmental Impacts; and*
- q *Traffic Impacts.*

A survey of existing rural residential residents was undertaken and sought to obtain feedback on the positive and negative impacts of rural residential living in the Richmond River LGA. A total of 23 responses were received. The two specific questions relating to impacts were:

- i. What are the problems associated with rural residential development in your area?
and
- ii. What are the positive aspects associated with rural residential development in your area?

The results of the survey are shown in *Tables 5.1 and 5.2* respectively.

Table 5.1 PROBLEMS WITH RURAL RESIDENTIAL DEVELOPMENT

Problem	Number of Responses
None	5
Lack of Services	8
Distance to Essential Services	4
Increased Travel Times	4

*Table 5.1**PROBLEMS WITH RURAL RESIDENTIAL DEVELOPMENT*

Problem	Number of Responses
Poor Quality Roads	13
No Garbage Service	1
Rabbits	1

*Table 5.2**POSITIVE ASPECTS OF RURAL RESIDENTIAL DEVELOPMENT*

Positive Aspects	Number of Responses
Space	22
Flexibility in Housing Type	7
Distance to Neighbours	19
Opportunities for Farming	7
Close to Services	1
Quiet Atmosphere	4
Close to Wildlife	2
Good Views	2
Privacy	3
Large Gardens	1

The positive and negative impacts of rural residential development in the Richmond River LGA are discussed in more detail below.

5.1.1 Community and Social Impacts

i. Negative Impacts

The dispersed settlement pattern generated by rural residential development is more difficult and costly to service (in terms of health, education and community services provision), than a more centralised urban pattern. This is mainly due to increased travel costs associated with servicing a dispersed population (DUAP, 1995). The rural dweller may also experience isolation and detachment from social contacts as a result of lack of

mobility. This is more likely to occur to one car families, aged persons and lower income persons without a reliable mode of private transport.

Apart from the cost of providing services to rural areas there is also the impact of rural dwellers being located away from employment opportunities, family support, child care, recreation and social activities. This isolation adds to social problems of rural settlement and increases the demand for services commensurate with the urban dweller. Many of the new inhabitants of rural residential areas are moving from urban locations and have an “urban” expectation towards the level of services that are required to support their lifestyle (DUAP, 1995). It is evident from the survey that a lack of services is perceived to exist with existing rural residential development in the LGA.

Rural residential developments can also involve the fragmentation of rural land that is within the visual catchment of urban areas and other rural dwellings. Such subdivisions can result in significant alteration to the landscape and reduce the scenic value of an area.

ii. Positive Impacts

Rural residential development has been a popular living option for people on the North Coast for many years. The availability of various types of rural residential development has provided wider choice of living opportunities and allowed people to experience the atmosphere of a rural lifestyle.

The size of rural residential lots provides for greater distances between neighbours than occurs in an urban environment and consequently a more private environment can be achieved. The survey response indicates that existing rural residential dwellers in the LGA consider the additional space and distance from neighbours of rural residential areas as being significant advantages. In addition, the larger area of land enables a number of activities to be undertaken that cannot be undertaken on an urban residential lot, such as the keeping of fowls and other animals, horticulture, cropping and motor cycle riding.

5.1.2 Economic Impacts

i. Negative Impacts

The monetary costs of servicing dispersed settlements and contained rural residential development are usually much higher per head of population than for larger urban areas. Many of these costs are not paid by users, but are shared by the general community. If people desire to live this semi-rural lifestyle it is imperative that they have an understanding of the associated costs and subsidies.

Some of the costs associated with rural residential living that could be considered to be subsidised by the whole community include:

- q *dispersed postal deliveries;*
- q *road upgrading and maintenance;*
- q *electricity supply and transmission line upgrading and maintenance;*

- q *telephone cabling and exchanges along with line maintenance;*
- q *weed control;*
- q *school bus services to remote areas;*
- q *provision of public halls;*
- q *rubbish removal services; and*
- q *bush fire management.*

The extent of subsidisation of rural residential development in the Richmond River LGA and the approaches to recoupment of costs of future development are discussed further in Chapter 7.0.

Rural residential development also has the potential to decrease the efficiency of agricultural enterprises. The most direct impact upon agricultural enterprise would be the use of prime crop and pasture land for non producing rural residential development. Other impacts that can decrease agricultural production include land-use conflicts between rural residential development and farmland, and fragmentation of agricultural properties into smaller allotments.

Agricultural land that is lost to rural residential development is often used inefficiently, thereby reducing rural output. Agriculture is usually displaced permanently and the quality of land management declines (Phillips *et al*, 1993).

Many forms of agriculture are dependent on thresholds of scale for viability. When agricultural areas are fragmented by the introduction of rural residential development there is frequently a reduction in the agricultural industry's size with lowering resultant demand for farm support services such as machinery and transport contractors. On the North Coast, the sugar industry is particularly vulnerable as each sugar mill requires a minimum throughput of material in order to be viable (DUAP, 1995). This strategy excludes the development of prime crop and pasture land for rural residential purposes.

Conflicts between land-uses are often a result of two different outlooks upon the rural environment. The farmer views the land as a commodity for producing income and is extremely sensitive to impacts that threaten the productivity of the land. The rural retiree views the rural environment as a place to enjoy a quiet lifestyle while enjoying the scenic and environmental benefits. Some of the potential conflicts between farmers and rural residential dwellers are listed in *Table 5.3*. This strategy focuses on locating rural residential development in areas where rural conflict is minimised.

Rural residential development can adversely affect the production of industries such as mineral and quarry extraction by its location near resources or along routes to such resources.

Access to mineral and quarry resources is essential to any region if it is to cope with rapid growth. These resources are used for road building, house construction and building new commercial and industrial facilities. They are also an important component of the regional economy (DUAP, 1995). Similarly, logging in State Forests contributes significantly to the economies of coastal Local Government Areas. By

locating near such industries rural residential development can be adversely affected by noise and loss of scenic amenity. If located along route roads rural residential development can be affected by traffic noise and dust. The Richmond River LGA contains many quarries and forests that would have the potential to impact upon rural residential development.

ii. Positive Impacts

Rural residential subdivision can have a positive economic benefit for the rural community by allowing the selling of less productive agricultural land which creates an increase in capital for farmers. Such capital can then be used to improve the agricultural production of remaining land.

Table 5.3 CAUSES OF AGRICULTURE AND URBAN LAND-USE CONFLICT

Conflict	Explanation
Absence	Adjacent farmers may have to assume more responsibility for bush fires or stray stock while neighbour is away.
Access	Traditional agreements for access between farms may break down with new settlers.
Catchment Management	Design, funding and implementation of land, water and vegetation management plans complicated with larger numbers of landholders.
Co-operation	Absence, inability or unwillingness may prevent work sharing between farms.
Dust	Generated by farm operations including cultivating, fallow (bare) ground, farm vehicles, livestock.
Fencing	Disagreement on maintenance, replacement, design and cost agreements.
Firearms	Shooting in proximity to livestock and homes.
Flies	Spread from animal enclosures.
Litter	Injury and poisoning of livestock via wind blown and thrown articles, also damage to farm equipment machinery.
Noise	Use of farm machinery at night or weekends. Low flying agricultural aircraft. Livestock weaning and feeding.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure.
Pesticides	Use, storage and disposal, aerial spraying.
Pollution	Underground and surface waters contaminated with effluent, chemicals and pesticides.
Poisoning	Spray drift, poisonous plants, containers and effluent consumed by

*Table 5.3**CAUSES OF AGRICULTURE AND URBAN LAND-USE
CONFLICT*

Conflict	Explanation
	livestock.
Roads	Cost and standard of maintenance. Slow farm machinery. Livestock droving.
Straying livestock	Fence damage, spread of disease and parasites.
Smoke	Disposal of crop residue, burning, scrub and pasture.
Theft	Crops, livestock, fodder, machinery, equipment, fencing.
Trees	Clearing for agriculture and felling for sale.
Trespass and vandalism	Recreational or sporting. Damage to fences, machinery, buildings, vehicles, crops, livestock.
Water	Quantity, quality, legal rights and priorities.
Waste disposal	Effluent, garbage, spoiled crop, animal carcasses, manure.
Weeds	Failure to control, spread to neighbours.

Source: Department of Urban Affairs and Planning (1995)

Through a profitable sale of land (for rural residential purposes) a farmer may accrue sufficient capital to undertake a relocation of activities in order to obtain additional economies of sale or to leave a disease ridden or infertile area (Adams, 1984).

In areas where hobby farms are established near agricultural enterprises an opportunity to provide contract work to such farms could be created.

Some rural residential blocks are used for intensive activities such as horticultural enterprises and nurseries that get the care and attention that are not possible at larger scales. Therefore, production rates and quality can be higher. As a result many enterprises that would not have established due to the capital cost of setting up on larger properties or at larger scales are actively contributing to the rural economy.

5.1.3 Environmental Impacts

i. Negative Impacts

Dispersed rural residential development can place substantial burden on Council's to maintain road access to a satisfactory standard. Additional residents along roads that provide access to a small number of rural dwellers can have the effect of increasing the level of expectancy of the road standard and placing political and financial strain on Council's.

In many Australian catchments, mal-functioning waste effluent disposal systems have been identified as major contributors to the degradation of aquatic ecosystems, as well as being of significant public health concern. On the North coast of NSW where there has been a significant increase in population and corresponding demand for rural and rural residential development, aquatic systems have been put under increasing stress and thus proper functioning of effluent disposal systems has become a major issue (Evans and Mead, 1996).

Ineffective effluent disposal systems on rural residential allotments can have many environmental ramifications including:

- q *the contamination of ground water where systems are installed where soils have a high infiltration capacity and permeability (eg sandy soils);*
- q *the contamination of water bodies by shallow sub-surface flow or surface run-off of effluent due to poor siting;*
- q *poorly maintained systems resulting in untreated or partially untreated effluent being irrigated or transpired*
- q *the disruption of the growth of native terrestrial and aquatic vegetation as a result of nutrient toxicity;*
- q *improvement of the survival rate of exotic weed species due to an increased nutrient regime; and*
- q *risks to human and animal health caused by high pathogen levels in the effluent.*

If rural residential developments are located on poor soils, soil erosion can occur. Increased soil erosion can lead to siltation of nearby waterways. Rural residents rarely have the machinery to tackle major earthworks that can be required to control soil erosion. They often lack the rural background to implement good land management practices and weed infestation is often left unabated (DUAP, 1995).

Inadequate planning for rural residential development can also lead to fragmentation of natural habitats and an increase in the risk of extinction of rare and threatened flora and fauna species.

Rural residential development can have a widespread effect on remnant natural areas through a range of impacts including: domestic pets killing native fauna; pollution (from pesticides, etc); road kills; habitat clearing and degradation; habitat fragmentation and isolation; increased sediment in waterways; increased salt levels in soil or water; changes to drainage patterns; increased acid runoff from acid sulfate soils; nutrient enrichment of waterways and contamination from septic tanks (DUAP, 1995).

ii. Positive Impacts

Rural land management could be improved by the appropriate placement of rural residential development and education of residents on good management techniques. Good management techniques for the protection of natural habitat could include:

- q *rehabilitation and restoration of specific habitat;*
- q *linkages of habitat remnants to larger habitat areas through the establishment of corridors; and*
- q *reservation of specific habitat areas.*

5.2 DEVELOPMENT PLANNING

5.2.1 Cluster Planning

Rural Residential development in the Richmond River LGA has predominantly occurred in the traditional subdivision pattern. Such development has resulted in significant impacts and problems including:

- q *fragmentation of the natural environment;*
- q *inadequate building sites;*
- q *land degradation;*
- q *inefficient servicing;*
- q *loss of rural character;*
- q *loss of agricultural opportunities; and*
- q *increased road maintenance costs.*

To assist in eliminating such impacts in future rural residential developments, the Department of Urban Affairs and Planning advocates the use of the cluster planning approach to rural residential design. Cluster planning can be defined as the strategic location of individual properties to create an effectively serviced and compatible group of living areas which protect and enhance the character and nature of surrounding land-use (Cuming, 1993).

Clustering of residential development at the property level aims to protect and enhance local values and character, encourage broader land-uses, promote efficient servicing and link land-use elements between properties while providing for the privacy and space requirements of individual owners. It is a way of providing for limited rural residential development while avoiding much of the “waste” land typically associated with this form of development (DUAP, 1995). An example of a cluster planning approach to rural residential planning is shown in *Figure 5.1*.

When planning rural residential development it is recommended that the cluster planning approach be examined as an alternative to traditional rural residential development. The benefits of the cluster model approach include:

- q *optimal siting of residential lots within land-use context;*
- q *better placement of roads and services in the landscape;*

- q *less infrastructure for roads and services and long term maintenance by residents;*
- q *managed common effluent treatment;*
- q *cohesive fire reduction strategies and maintenance;*
- q *common water storage and reticulation system for non - potable use and firefighting;*
- q *open space and recreational land and facilities reduce pressure on wider community;*
- q *enables theme development for compatible land-use and lifestyle within development area and with neighbouring areas (DUAP, 1995).*

5.2.2 Development Themes

A development theme for a rural residential development can be crafted to ensure compatibility with surrounding land-uses and local character and appropriate management of the issues relevant to the development.

A theme imparts a message to intended and nearby residents as to the aim and function of a proposed development. This identification process should assist communities to decide whether they feel a proposal can be beneficial to the area. It also encourages proponents to consider the range of creative and realistic options available and undertake market research to decide if a particular development concept is workable (DUAP, 1995).

Examples of four rural residential development themes are shown in *Figure 5.2* and discussed below. These themes are based upon the cluster planning approach to rural residential development design.

i. Commercial Farming

The residential component of this development would make up a very small proportion of the total land area. The remainder of the property is used for agricultural purposes and is left in common ownership.

ii. Mixed Land-use

The residential component of this type of development would take up less than 50% of the land area. The remainder of the property is kept in common ownership and is used for a range of productive and conservation based land-use. It is also likely to be self reliant in some services and facilities

iii. Residential Enclave

This development theme provides an alternative to current traditional rural residential development. A large portion of the land area is held in common ownership and can

function as open space, recreation areas, community facilities, food production or buffers.

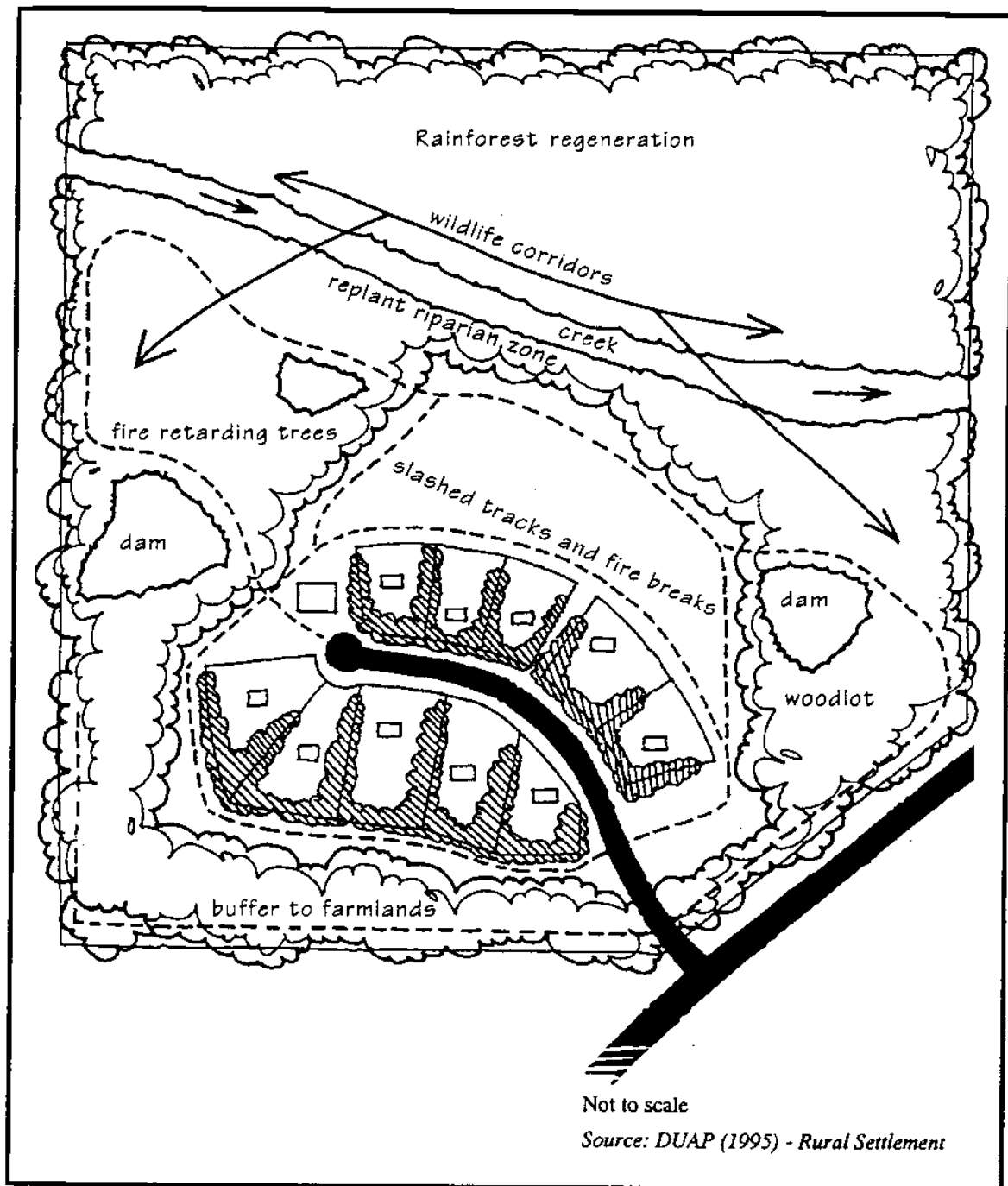


Figure 5.1 CLUSTER PLANNING APPROACH

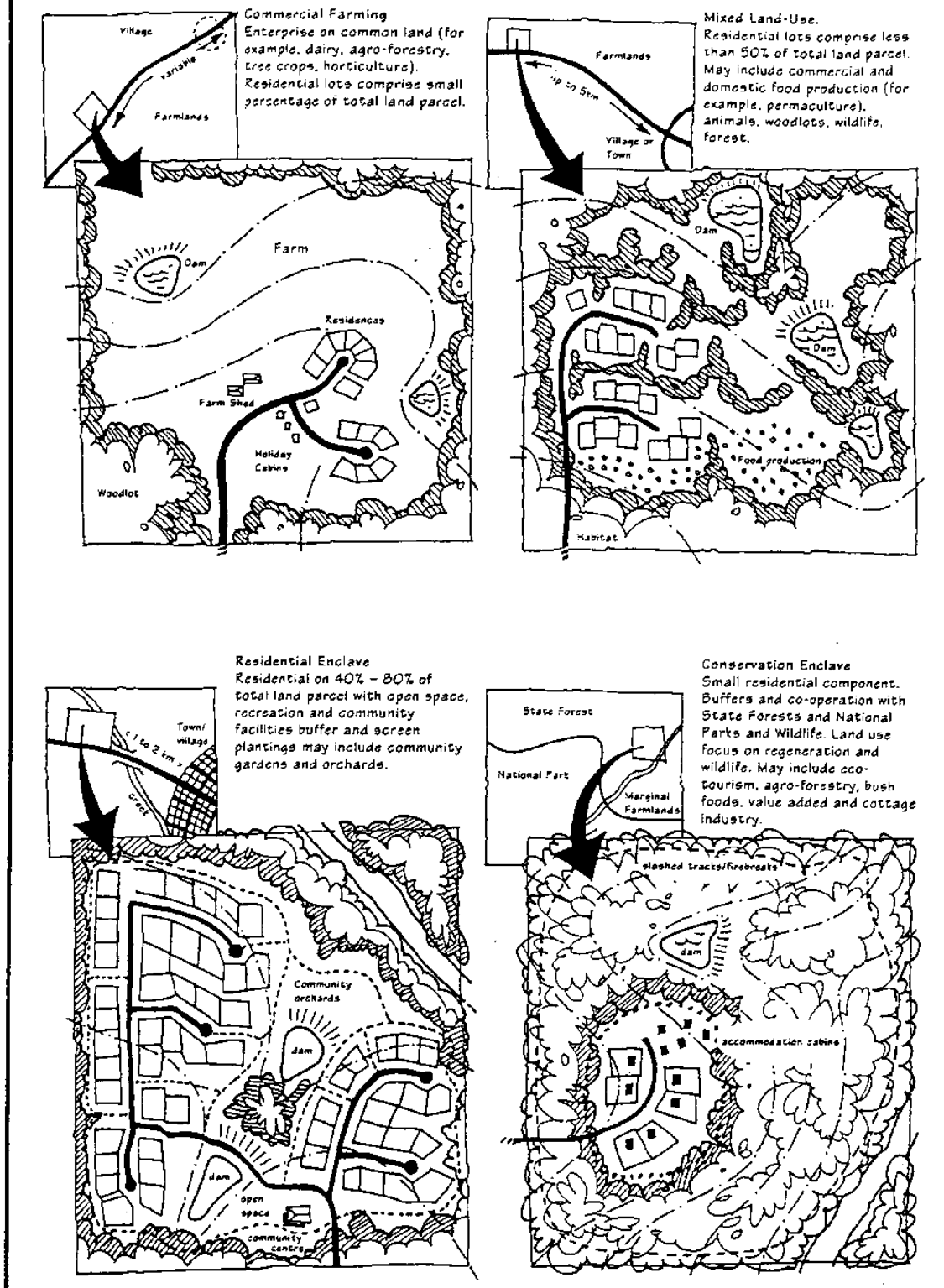
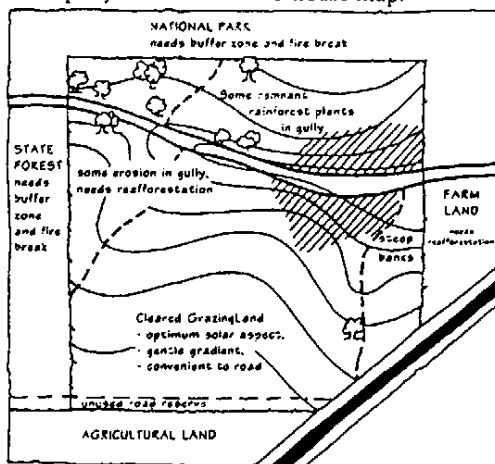
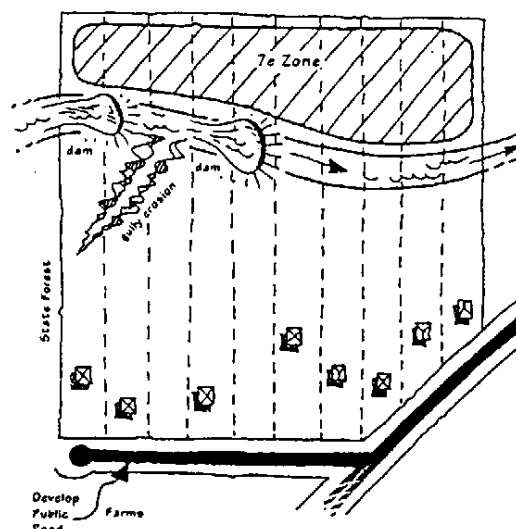


Figure 5.2 RURAL RESIDENTIAL THEMES

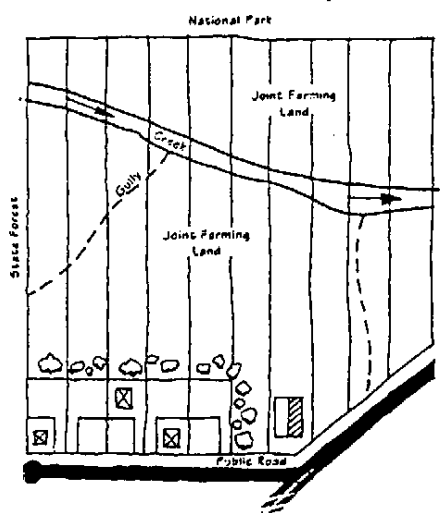
1. Property Landform and Landuse map.



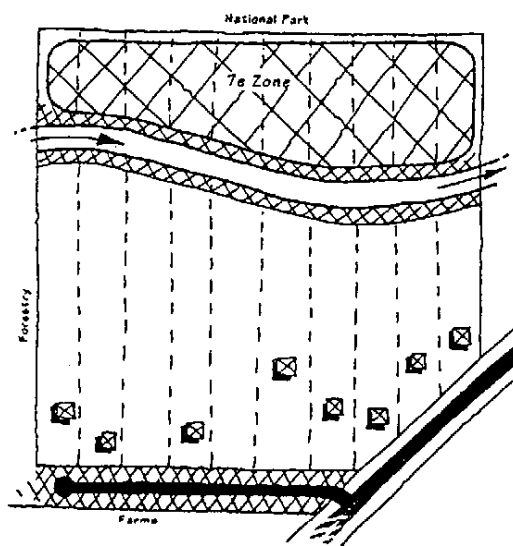
4. Freehold Subdivision.



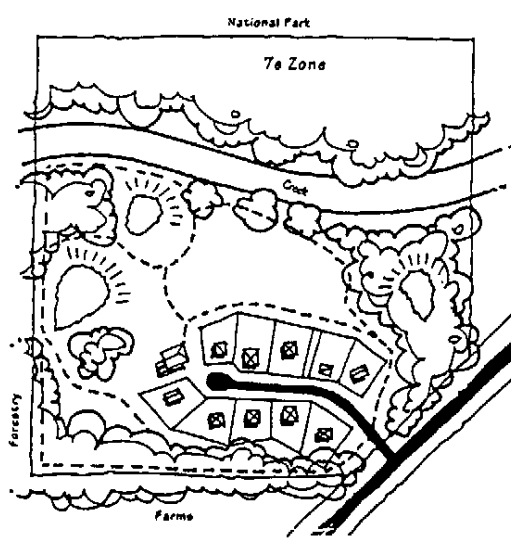
2. Freehold Subdivision with Split Lots.



5. Freehold Subdivision with Covenants.



3. Community Titles.



6. Multiple Occupancy.

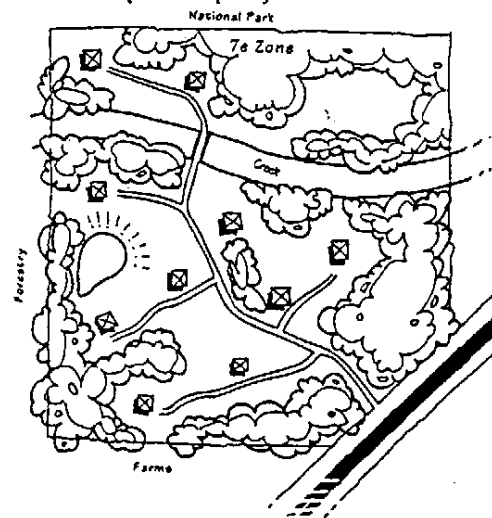


Figure 5.3 DEVELOPMENT TYPES

iv. Conservation Enclave

This development theme includes a small residential component located on land that is managed for the protection of its conservation value to flora and fauna. Such developments are usually located close to State Forests or National Parks.

5.2.3 Development Options

There are many different options available to the development of rural residential developments that can result in different status of land tenure and subdivision patterns. Five of these options and the property landform and land-use map on which they are based are shown in *Figure 5.3*. These five development options are discussed further below.

i. Freehold Subdivision

This is a traditional type of subdivision that involves the creation of allotments where land and/or facilities can be donated to Council as a condition of development consent. Such land and/or facilities could include:

- *drainage reserves;*
- *scenic protection zones;*
- *riparian zones;*
- *community facilities;*
- *open space; and*
- *road reserves or easements.*

ii. Freehold Subdivision with Covenants

This type of subdivision involves the use of complex legal structures to create covenants for the use of land and management arrangements.

Restrictive covenants can be used to prevent people from doing things, such as clearing, while positive covenants can require landholders to do something on their land, such as erosion control (DUAP, 1995).

iii. Freehold Subdivision with Split Lots

This type of subdivision involves landowners purchasing one lot in two separate parcels. One parcel is located amongst other parcels that are intended for development of houses. The remainder of the land is managed as a single unit of clustered larger lots.

The advantage of this system is that it allows capital from a range of investors to be put towards a single venture based on a management agreement and profit sharing. Yet, each owner has a housing entitlement and this is separate from the dominant land-use (usually agriculture) (DUAP, 1995).

iv. Multiple Occupancy

Multiple occupancy normally enables three or more dwellings on a rural property without subdivision. The property title is usually owned by a single corporate entity (company, co-operative) which has policies and conditions regarding land-use and management. Access to land is provided for the personal use of its shareholders (DUAP, 1995).

v. Community Title

Community title was introduced in NSW in 1989 to provide a form of land tenure that combines freehold lots with shared land and facilities. Use and management of community land and facilities is detailed within the management statement of the community title and as such is legally binding. The nature of land-use and management, and the types of facilities can vary from development to development. the level of individual lot levies to community management will vary accordingly (DUAP, 1995).



6.0 DEVELOPMENT STRATEGY

This chapter identifies the planning and design principles and the key planning and design issues that apply to the development of rural residential in the preferred development areas. The preferred development types for those areas and staging of development are also identified.

6.1 PLANNING AND DESIGN PRINCIPLES

The Strategy adopts a range of planning and design principles to ensure that the potential adverse impacts that can result from rural residential development are minimised. As discussed in Section 5.1, the main detrimental consequences include traffic, environmental, economic, community and social impacts.

The planning and design principles and guidelines outlined in the Strategy aim to minimise negative impacts and strengthen the positive impacts of rural residential development. They will form the basis for the preparation of the Development Control Plans for each development or catchment area.

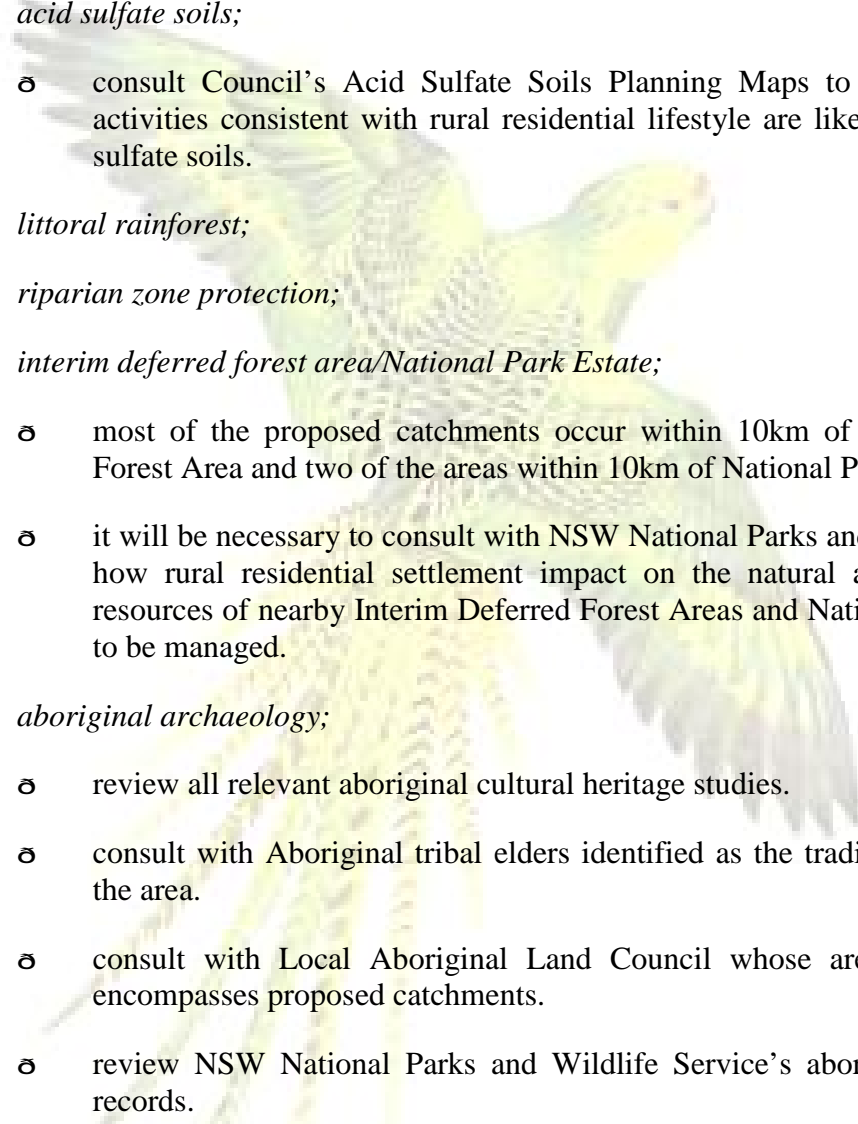
6.1.1 Planning and Design Elements

As identified in Section 2.2.3 there are five planning and design elements that are applicable to the development of rural residential developments. These elements have been applied to identify potential development areas. In addition, these elements need to be considered in the design of rural residential developments.

i. Protecting the Environment

To ensure the protection of the environment the design of rural residential developments must address the following issues.

- ❑ *achievement of water quality and river flow objectives for the locality. This may include the opportunity to contribute toward improving existing poor water quality where appropriate and/or the need for rural residential development to be self sufficient in relation to water supply for stock and domestic purposes through the collection of stormwater runoff from dwelling roofs and stored in tanks with sufficient capacity to provide water during dry periods;*
- ❑ *soil erosion, land slip, sedimentation and stormwater management;*
- ❑ *threatened species, habitat and vegetation management/conservation values;*
- ❑ *site contamination;*
- ❑ *sewerage management to meet the performance objectives of the “Environmental and Health Protection Guidelines – On-site Sewage Management for Single Households”;*
- ❑ *bushfire management;*
- ❑ *flooding;*

- 
- q *wetlands;*
 - o the proposed catchments north and north-west of Casino, west and south-west of Coraki and south of Woodburn include wetlands.
 - o water quality will need to be addressed in respect of discharge to wetlands, rivers, creeks and lagoons and potential impacts will need to be carefully managed.
 - o consultation with NSW National Parks and Wildlife Service should be undertaken in this regard.
 - q *acid sulfate soils;*
 - o consult Council's Acid Sulfate Soils Planning Maps to identify land where activities consistent with rural residential lifestyle are likely to impact on acid sulfate soils.
 - q *littoral rainforest;*
 - q *riparian zone protection;*
 - q *interim deferred forest area/National Park Estate;*
 - o most of the proposed catchments occur within 10km of an Interim Deferred Forest Area and two of the areas within 10km of National Park Estate.
 - o it will be necessary to consult with NSW National Parks and Wildlife Service on how rural residential settlement impact on the natural and cultural heritage resources of nearby Interim Deferred Forest Areas and National Park Estates are to be managed.
 - q *aboriginal archaeology;*
 - o review all relevant aboriginal cultural heritage studies.
 - o consult with Aboriginal tribal elders identified as the traditional owners within the area.
 - o consult with Local Aboriginal Land Council whose areas of responsibility encompasses proposed catchments.
 - o review NSW National Parks and Wildlife Service's aboriginal sites database records.
 - q *visual amenity;*
 - q *energy conservation; and*
 - q *heritage values.*

ii. Providing for People's Needs

To ensure that rural residential development provides for people's needs, the following issues will need to be addressed.

- q *providing on-site facilities and opportunities;*
- q *education of residents about environmental hazards;*
- q *introduce property management techniques and landcare principles;*
- q *providing bitumen sealed access to service centres; and*
- q *establish themes that promote compatible communities and self reliance.*

iii. Compatible Land-use and Character

To ensure the compatibility of rural residential development with surrounding land-uses and character, the following issues will need to be addressed.

- q *preserving prime agricultural land;*
- q *providing buffer areas to more intensive agricultural uses;*
- q *protection of the landscape values of the area;*
- q *consider the need for privacy;*
- q *ensure that development does not threaten the viability of existing extractive industries or timber production.*

iv. Efficient Servicing and Self - Reliance

To ensure the efficient servicing and self reliance of rural residential development, the following issues need to be addressed.

- q *investigating the opportunities to use existing services;*
- q *promoting the use of alternative forms of energy supply;*
- q *using community waste treatment systems;*
- q *locating property accesses on bus routes where available to encourage reduced vehicle dependency; and*
- q *designing subdivisions to encourage minimal use of resources and construction.*

v. Management of Community Resources

To ensure rural residential development encourages the proper management of community resources, the following issues need to be addressed.

- q *providing a legal structure and land ownership system that promotes community resource management;*
- q *implementing the principles of resource management; and*
- q *payment of developer contributions for the provision of community facilities and services.*

6.1.2 Key Planning and Design Issues

There are five key planning and design issues that require specific attention in the Richmond River LGA to ensure that the impact of rural residential development on the environment is reduced. Those issues are on-site sewage management systems, road access, conflict with existing use (primarily agriculture) and the risk of increased bushfire hazard.

i. Effluent Disposal

The provision of adequate on-site sewage management systems is critical in rural residential development. Poor waste water disposal systems can lead to environmental degradation. To ensure that the potential for environmental damage is reduced the following objectives and principles should be followed in designing rural residential areas:

Objectives:

- *Performance outcomes* - We need to consider the wider environmental outcomes of sewage management decisions. Historically, the focus of sewage management has been on engineering design of sewerage systems and less consideration has been given to the environmental impacts caused by discharging wastewater to the environment. The realisation is that there is an increasing need to develop sewage management strategies that are consistent with other policy initiatives for protecting both land and water resources and public health, preferably on a catchment-wide basis.
- *Appropriate treatment* - The level of sewage treatment required depends not only on the nature and sensitivity of the receiving environment, but also on the potential uses of the treated wastewater and biosolids.
- *Productive re-use of wastewater components* - Many of the components of treated wastewater and biosolids can be used as valuable resources if managed wisely. These components include water, and nutrients such as nitrogen and phosphorus, which are in both treated wastewater and biosolids.
- *Reliability* - It is inappropriate to install a sewage management facility and to expect it to perform adequately without proper supervision, maintenance and performance assessment.
- *Long-term impacts* - It is inadequate to specify treatment systems, management practices, environmental monitoring or regulatory regimes that have short-term horizons. Degradation of the environment can be incremental or cumulative over time. The environmental and health principles underpinning the management of on-site systems include:
 - ecologically sustainable development (ESD)
 - water cycle management
 - total catchment management (TCM)
 - protection of public health and the prevention of public health risk.

Principles:

- consideration needs to be given to soil types. Poor soils may necessitate larger areas to enable adequate disposal;
- areas with high rainfall have slower evaporation rates therefore larger transpiration systems are required to store wastewater during colder months. This issue is particularly important in the coastal areas of the LGA;
- steep slopes should be avoided;
- plants are an essential part of the transpiration system and should be retained or planted adjacent to disposal areas. Shallow rooted shrubs and grasses should be planted over the disposal area; and
- the volume of waste needs to be considered in determining appropriate system sizes and design. Water efficient devices such as dual flush toilets can reduce the amount of waste generated.

The design of rural residential areas needs to take a range of factors into consideration, particularly in relation to the provision of wastewater services. Larger blocks and the retention of buffer zones may be necessary in environmentally sensitive areas to prevent contamination of ground and surface water.

Alternative approaches to effluent disposal may provide solutions to managing wastewater in new rural residential developments. Small common managed systems for clusters of residents rather than individual systems may be more appropriate and offer environmental and economic advantages. However, consideration needs to be given to the long term maintenance and operation of these systems in terms of responsibility and legal requirements. Land tenure and the physical design of this type of servicing arrangement are critical.

All proposals must address all relevant matters contained in the “*Environment and Health Protection Guidelines – On-site Sewage Management for Single Households*” published by the NSW Government and referenced in the Local Government (Approvals) Regulation.

ii. Road Access

The provision of roads to service rural residential areas is costly and sometimes it can be difficult to recover all costs associated with this type of development. Rural residential development will result in an increase in traffic due to higher numbers of users. For large scale development the increase in traffic volume will necessitate the sealing of any unsurfaced roads due to safety and visual reasons. The safety and efficiency of roads should be maintained and improved where required.

The consultation undertaken as part of the Strategy process identified poor quality roads as a problem associated with rural residential development in the LGA. Higher expectations regarding the quality of services are often associated with rural residential development. This expectation could be reduced by making residents aware of the true cost of providing and maintaining roads to rural residential areas.

In general, when locating and designing rural residential areas the following principles should be followed:

- *utilise existing roads where possible;*
- *consider the need for upgrading specific intersections and bridges resulting from increased traffic flows;*
- *keep new road requirements to a minimum; and*
- *consider the need for bitumen sealed road surface requirements where significant increases in the volume of traffic are likely to result.*

iii. Conflict with Surrounding Land-use

Agricultural activities are the predominant form of land-use in the Richmond River LGA. As discussed in Section 5.1.2, rural residential development has the potential to create land-use conflicts and decrease the efficiency of agricultural enterprises.

To help reduce the potential for conflict with agriculture the following principles should be followed:

- *prime agricultural land is to be preserved for agricultural uses;*
- *the viability of large landholdings should not be compromised in order to accommodate rural residential development;*
- *subdivisions should utilise existing sealed roads and be located in areas that do not result in the fragmentation of prime agricultural areas; and*
- *subdivision design must consider the potential conflicts with agricultural operations in the locality that may arise and seek to minimise any potential conflicts.*

Other land-uses in the LGA which may also result in conflict with rural residential development include extractive industries and to some extent forestry. To minimise the potential impacts the following principles should be applied:

- *extractive industries should be identified and avoided where possible;*
- *natural features such as vegetation should be maintained and expanded, where appropriate, to help screen and create buffer zones between potentially conflicting land-uses; and*
- *access roads will be sealed to reduce dust and noise where high volumes of traffic are expected.*

To achieve the above it may be necessary to provide a vegetated biological buffer or physical separation.

The precise distance, location and design of a buffer and/or separation will be based on site factors and local conditions. To assist on this matter, publication “*Planning Guidelines for Separating Agricultural and Residential Land-uses*” (Dept. of Natural Resources *et al*, 1997) and Richmond River Local Environment Plan 1992 distances from extractive industries should be consulted.

iv. Bushfire Hazard

The increase in population in rural areas is likely to lead to an increase in the risk of bushfires. Urban areas are serviced by town-based brigades, whereas rural areas are generally serviced by volunteer bushfire brigades. The potential demand for services should be determined and contributions made towards brigades to ensure that adequate services are available.

Rural residential development can create additional fire hazard in rural areas and additionally place more persons at threat due to bushfire outbreaks. Consequently, the design of rural residential developments must take into account the requirements of the Department of Rural Bushfire Services' *Planning for Bushfire Protection* (1991) and any additional recommendations made by Council's Fire Control Officer.

v. Multiple Occupancy

The development control, notification and assessment procedures contained within clauses 7-12 of SEPP15 will be utilised for the regulation of multiple occupancy (rural landsharing communities) development as if the application were being assessed under SEPP15. A copy of SEPP15 is contained within Appendix G to this Strategy.

6.1.3 Site Specific Issues

i. Casino/Rural

The area to the west of Casino (Woodview - Piora) has the potential to be developed in future stages. Consideration of the following issues will be required to be addressed in any application for rural settlement of this area:

- *impacts upon the Bruxner Highway;*
- *preservation of agricultural land and buffers to surrounding land-uses; and*
- *the frequency of operation of the quarry in the locality and the subsequent impacts upon rural residential development.*

The Roads and Traffic Authority have indicated that they would have major concerns with ribbon development accessing the Bruxner Highway and the potential number of new intersections created to the Highway. With the establishment of guidelines this issue can be addressed within the rezoning phase by establishment of limited access to the Bruxner Highway and subdivision layout which incorporates usage and expansion of the local road network.

ii. Coraki

Consideration of the following issues is required to be addressed in any application for rural settlement within the Coraki catchment:

- *isolation of the areas due to roads being cut during larger flood events;*
- *bitumen sealing of gravel roads linking developments to Coraki village;*
- *retention of scenic elements and habitat; and*
- *flooding.*

iii. Woodburn

The area to the west of Woodburn, on Reardons Lane, has the potential to be developed immediately.

Consideration of the following issues is required to be addressed in any application for rural settlement within the Woodburn catchment:

- *link to Woodburn village without impacting upon the Pacific Highway;*
- *retention of scenic elements and habitat;*
- *flooding; and*
- *impact on cane land, pine plantations and forest vegetation.*

The Roads and Traffic Authority through consultation with Council have made the following comments regarding the preferred area located each side of the Pacific Highway to the south of Woodburn.

The catchment identified in the Strategy is the total extent of land available along the Highway and will not be able to be expanded due to rural residential settlement guideline constraints. Therefore, traffic generation to the Highway will be capped and through submissions to the RTA for comment further limits if necessary can be catered for by increased lot sizes.

Eastern Side of Highway

Present upgrade of the highway provides a new improved junction for Gap Road. The old highway carriageway will serve as a service road. This side of the Highway does not have high subdivision potential due to flooding and extractive industry buffering constraints.

Any further development of this side of the highway will need to be limited to the capacity of the improved junction or the appropriate Section 94 contributions made to upgrade the new junction with the future duplication of the highway.

Western Side of the Highway

The RTA's favoured option would be to provide a separated facility that is integrated with development on the eastern side and provides for the duplication of the highway to limit the impact on the highway's traffic management and safety.

Staging of development incorporating provision of service road for the western side of the Highway with access to this area to be channeled through existing provisions on the Highway at 0.9 km from the 60 km/h limits of Woodburn.

The Department of Urban Affairs and Planning have indicated that the area to the south of Woodburn should be withheld from development until such time as a separate service road to Woodburn can be established or the Roads and Traffic Authority have undertaken strategic steps towards by-passing Woodburn.

iv. Broadwater

Broadwater/Rileys Hill catchment is an opportunity for some rural residential development close to the coastal strip and relatively short travel time to Ballina.

The area to the east of Broadwater is currently zoned 1(d) – Urban Investigation and would be suitable for investigating for residential purposes. This area is limited in its prospects for urban expansion due to the lack of a centralised sewerage system in the village, which is not likely to change within the foreseeable future.

Due to the sandy soils of this locality the establishment of lot sizes needs to take effluent disposal into further consideration. This may result in larger rural residential allotment sizes.

While the RTA have not identified any proposed bypass of Broadwater village it will be essential for any proposal to undertake consultation to identify the most obvious location for a bypass. This facility is likely to be placed along the eastern side of the village and adjacent to or through the identified rural residential area.

6.2 PREFERRED DEVELOPMENT TYPES

6.2.1 Cluster Planning

The importance of introducing a cluster planning approach to rural residential development in the Richmond River LGA, to reduce the impacts of such development, is discussed in Section 5.2.1. Council recommends encouragement of this approach as it will provide superior long term environmental outcomes by utilisation of centralised systems of management for sewage, stormwater and water supply. An example of applying the cluster planning approach is provided in *Figure 5.1*. The opportunities for implementing this form of development should be assessed for each rural residential proposal that is submitted to Council for consideration. Such opportunities are to be addressed in the rezoning submission for the proposed development.

6.2.2 Development Themes

The advantages of introducing a development theme for rural residential proposals were discussed in Section 5.2.2. Examples of four development themes are presented in *Figure 5.2*.

The most appropriate themes for rural residential developments in the Richmond River LGA include commercial farming, mixed land-use and residential enclaves. The opportunities for introduction of these development themes and types are shown in *Figure 6.1*.

6.2.3 Land Tenure and Patterns

The land tenure and development patterns for each type of rural residential development will be influenced by the effectiveness of the cluster planning approach and the development theme that is adopted. The different types of land tenure and development patterns are shown in *Figure 5.3*.

The preferred land tenure and development pattern for a rural residential development are to be addressed in the rezoning submission and/or development application for the proposed development and where possible should facilitate the cluster planning approach and promote the preferred development theme.

6.3 IMPLEMENTATION PROCESS

The objective of this section of the Strategy is to provide an outline of the procedures to be followed when preparing and assessing applications for rezoning land to enable rural residential subdivision and the preparation and assessment of development applications for multiple occupancy development. It provides guidance so that a consistent, technically sound and cost effective approach is taken, rather than providing an exhaustive list of procedural requirements.

The level of assessment and detailed studies required will vary for each case depending on the available information, size and nature of the proposal.

6.3.1 *Rural Residential Subdivision*

i. Initial Amendment of Richmond River Local Environmental Plan 1992

The initial process for implementing this Strategy will be the amendment of Richmond River Local Environmental Plan 1992 by deleting the rural residential provisions of clause 13.

ii. Rezoning Applications

There are strict statutory requirements outlined by the Environmental Planning and Assessment Act, 1979 and Regulation which Council must follow when rezoning land.

Council will consider applications in accordance with the assessment procedures outlined in the Strategy. If Council supports the rezoning proposal a Draft Local Environmental Plan will be prepared by Council and processed accordingly.

Council has a Policy entitled “*Consideration of Rezoning Requests*” that was adopted by Council on 20 June 1995 and reviewed on 21 July 1998. The policy proposes to provide developers and landowners with clear and concise guidance on how Council considers development that requires an amendment to its local environmental plan. A copy of this policy is contained within Appendix C. This Policy must be read in conjunction with any other requirements for the preparation of a local environmental plan.

Local Environmental Studies

In assessing rezoning proposals, Council is required to determine what level of assessment is required. This is important to ensure that the wide range of legal obligations is appropriately addressed. Council will determine whether a formal environmental study is required as part of the preparation of the draft Local Environmental Plan. An environmental study may be required to provide an assessment of the environmental characteristics of a site. The Department of Urban Affairs and Planning will review Council’s decision of whether a study is required.

If it is found that an environmental study is required, a project brief will be prepared by Council after consulting the Department of Urban Affairs and Planning. The brief will outline the issues to be examined and the scope of the studies required. The study would be managed by Council and would usually be undertaken by an independent Consultant. It is the responsibility of the landowner/applicant to meet the costs of the study, however, in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 the study must be independent.

If it is found that an environmental study is not required, it is the responsibility of the landowner/applicant to determine in consultation with Council which issues need to be addressed.

Where an environmental study is not required, it is recommended that the landowner/applicant engage a consultant to prepare a rezoning submission.

Rezoning Submissions

When a landowner/applicant submits a request for rezoning to Council it is necessary to provide basic information relating to the proposal. The basic characteristics of the site should be described to assist Council to determine what level of further investigation may be required. Council will provide advice on what issues are required to be addressed in a rezoning submission. In addition, the rezoning submission must address:

- *the opportunities for a cluster planning approach to subdivision;*
- *the identification of a preferred development theme; and*
- *the type of land tenure that is proposed.*

Development Control Plans

After rezoning of land to enable rural residential development it will be necessary for developers to prepare a Draft Development Control Plan for consideration by Council in conjunction with any Development Application for subdivision. Draft Development Control Plans are to be prepared whilst taking into consideration the planning and design principles outlined in Section 6.1.

A Draft Development Control Plan should also identify the responsibilities of future residents, particularly in regard to the key planning and design issues outlined in Section 6.1.2. Land resource management options and development themes should also be expressed in the Draft Development Control Plan.

Council may prepare a development control plan for each catchment or group of catchments in advance of rezoning to identify amongst other things further site specific issues, staging, development standards (such as lot sizing), effluent disposal options, and preferred themes.

6.3.2 Multiple Occupancy

Currently the provisions of State Environmental Planning Policy No. 15 – Rural Landsharing Communities, apply to the Shire of Richmond River. This policy, while providing for a style of rural residential development, is inconsistent with the objectives of the *Rural Settlement Guidelines* and the principles of this *Rural Residential Development Strategy*. Therefore, Council has resolved to capture the multiple occupancy provisions within this Strategy and to seek exemption from SEPP 15. In doing so Council wishes to retain the ability to permit multiple occupancies (Rural Landsharing Communities), however, only in those parts of the Shire identified as being suitable for rural residential by this Strategy.

There are 2 ways of implementing the proposed changes for multiple occupancy. Firstly, Council may amend Richmond River Local Environmental Plan 1992 by inserting enabling provisions, and capturing the development control, notification and assessment procedures of the policy (Clauses 7-12 of SEPP15). Exemption would be sought from the Director-General to SEPP 15 applying to Council.

The second method is to retain the provision of SEPP 15 but have a new item inserted into *Schedule 2 – Specified Land to Which this Policy does not Apply*, which excludes lands that are

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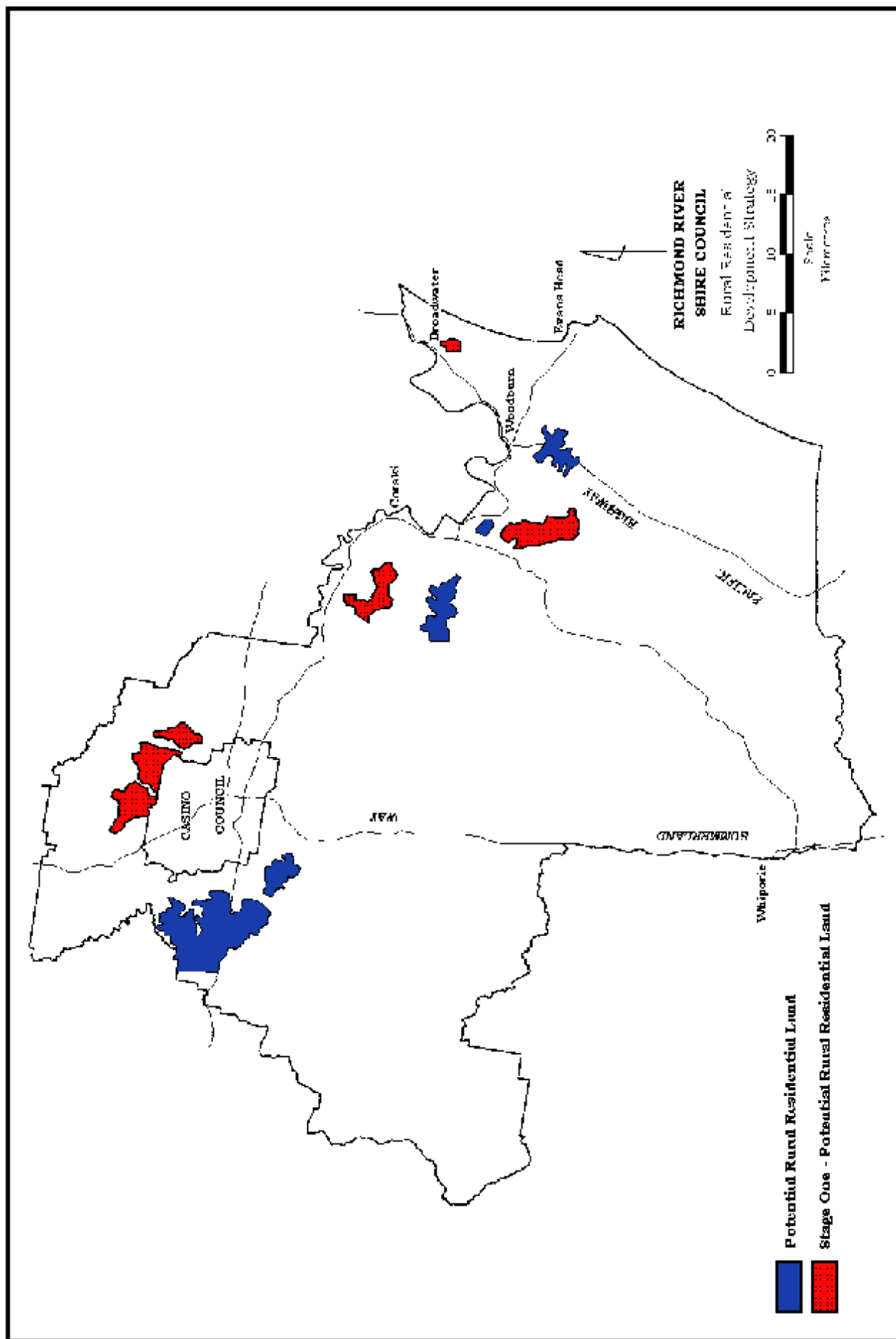


Figure 6.2 STAGING PLAN

6.4 STAGING OF DEVELOPMENT – RELEASE OF LOTS

The staging of development areas has been designed to ensure the availability of land supply to satisfy the demand for rural residential development as identified in Chapter 3.0 and summarised in *Table 6.1*. Opportunities are available for the supply of a variety of development types. In addition, the staging of land release takes into account the areas that are most efficiently serviced in the short term.

The staging plan, as shown in *Figure 6.2*, is based on the identification of land release areas for the first 10 years of the Strategy. This will allow consistency with Council's Section 94 Contributions Plan. Further stages should be determined at each review stage of the plan as identified in the Strategy monitoring plan. This approach allows some flexibility to cater for fluctuations in demand and for a reduction in development costs due to larger land area development.

Table 6.2 **FIRST TEN YEAR LOT ALLOCATION**

Catchment District	Number of Lots	Size of Lots
Casino/Rural	160	< 1 ha
	40	1 - 10 ha
Woodburn	80	1 - 10 ha
Coraki	80	1 - 10 ha
Broadwater/Riley's Hill	40	1 - 10 ha ¹
TOTAL	400	

Note: that reference to the number of lots is also reference to the number of rural residential dwellings

7.0 FINANCIAL IMPLICATIONS AND MONITORING

The financial implications for the development of rural residential areas in the LGA and the mechanisms available for full cost recovery are identified. A plan for monitoring of the development strategy is also provided.

7.1 COST RECOVERY

Rural residential development has long been recognised as a legitimate form of development that must be catered for in local government areas experiencing growth. However, not all rural areas are suitable for this form of development and the servicing of rural dwellings is expensive for all levels of government. The need for full cost recovery for rural settlement has been identified as an issue in the Northern Rivers Region (NRRS, 1997).

As past experience shows, rural residential developments are heavily subsidised for the provision of facilities and services at the expense of other rate payers and service users. It is appropriate that the Council develops a cost recovery program to reduce the cost burden imposed on the general community and government.

Rural residential owners need to accept that their lifestyle is heavily subsidised and that the community should not be expected to continue to provide funds for service and facilities provision. A breakdown of the associated costs to Local Government and subsidies relating to rural residential development and the options for recovery of costs for services and facilities is provided below.

7.1.1 Development Costs

i. Roads

Many rural residential developments are located on rural roads at some distance from the closest urban centre. Such roads are utilised by rural residential residents travelling to and from the urban centre and are also traversed twice daily by a school bus. In some circumstances the road giving access to the rural residential development will need upgrading. The costs of such upgrading can be recovered through contributions made under Section 94 of the Environmental Planning and Assessment Act 1979 or by imposing a condition to upgrade the road in a development consent.

Another cost is the maintenance and upgrading of distributor roads and road bridges. Developers of new rural residential developments are rarely asked to pay for the upgrading of these roads and bridges because they do not have direct frontage. Ultimately these roads are used by rural commuters travelling to urban centres for employment, school or services and the additional traffic reduces the life span of the road surface. This can bring forward capital expenditure that may not have been

budgeted for (DUAP, 1995). Recovery of the cost for upgrading these distributor roads and bridges can be sought through a Section 94 Contributions Plan.

ii. *Community Services*

People living in rural residential areas still have expectations regarding community facilities including sporting facilities, open space, halls, libraries, community health clinics etc.(DUAP, 1995).

The provision of other community services such as health care, aged care, disabled and children's services is costly due to the distance that rural residential developments are from urban centres. *Table 7.1* identifies some of the impacts of rural housing upon health and community services.

The cost for the provision of community facilities and services provided by Council can be apportioned to rural residential development and can be recovered through contributions made under Section 94 of the Environmental Planning and Assessment Act 1979.

Table 7.1 **IMPACT OF RURAL HOUSING - HEALTH AND COMMUNITY SERVICES**

Group	Need	Impact
Aged	Health Service	Increased cost of providing service to homes (including emergency services and home community care). Increased cost to consumer in getting to services in urban areas
Aged	Recreation, leisure	Cost to consumer to get to facilities usually located in urban or provincial centres
Families	Income, employment	Access to employment opportunities in urban centres difficult. Access to unemployment support, training
Families	Children's services	Access to pre-schools, child care, early childhood health services difficult
Families	Education	Cost of school bus service (fully subsidised)
Families	Recreation, leisure	Access difficult, Demand for local facilities

Source: Sekfy (1992)

iii. Bushfire Services

A number of bushfire brigades service the areas in the LGA where there is potential to develop rural residential developments. Council provides supplies to these brigades and consequently is able to seek contributions under the provisions of Section 94 from developers for the provision of such equipment.

If the catchment based approach is adopted, the catchments identified may be used to estimate the demand for the service from each brigade and apportion contributions accordingly (DUAP, 1995).

iv. Sewerage and Water Supply

If reticulated water and sewerage services are supplied by Council to a development then it is able to recover the full costs of internal reticulation plus a proportional contribution towards external works and headworks (DUAP, 1995). This cost recovery would occur through the requirement for contributions in accordance with Section 64 of the Water Supply Authorities Act.

v. Effluent Disposal Systems

Many rural residential developments will not be able to connect to existing sewerage schemes and effluent disposal systems will be required to service dwelling houses. Such systems have the potential to cause adverse environmental impact if not operating correctly.

If on-site waste water disposal is used Council may consider it appropriate to monitor the maintenance and/or performance of such devices regularly (on an annual basis for instance). The NSW Government Regulatory reforms require separate approvals to install and operate a sewage management facility. The operational approval will include requirements to meet performance standards and may contain some monitoring provisions. Although Section 94 contributions cannot be collected to employ staff members or others to undertake these inspections it is appropriate that fees be levied on landowners and others to fund any necessary Regulatory involvement by Council. The Local Government Act 1993 allows fees to be levied in these circumstances.

7.1.2 Cost Recovery Program

A cost recovery program will be implemented to ensure, as far as practical, that the full cost to Council for providing services and facilities to rural residential development will be recovered. This program includes:

- the implementation of a Section 94 contributions plan that requires the payment of contributions for the provision of access roads, distributor roads and bridges, administrative services, open space, environment protection, health and community services and bushfire services;

- q the implementation of a Section 64 contributions plan that requires the payment of contributions for the provision of sewerage and water services where they are required as a condition of development consent;
- q the introduction of a special rate levy system under the provisions of the Local Government Act 1993 for rural residential allotments serviced by a domestic wastewater system to cover the costs for monitoring of such systems; and
- q a review of the rate levy for the solid waste collection service to reduce the subsidy currently given to rural residential development.

7.2 MONITORING PROGRAM

Monitoring of the Strategy is necessary to ensure its effectiveness in providing rural living opportunities in the Richmond River LGA, protecting the rural environment, agricultural land and reducing the financial burden of rural residential development on Council. Monitoring of various components of the Strategy will be undertaken and will include a review of the planning and design principles, continued community consultation, assessment of the staging plan, identification of changes in supply and demand and a review of the cost recovery program.

The monitoring program for the Strategy is given in *Table 7.2*. This program will be included in Council's Management Plan.

Table 7.2 MONITORING PROGRAM

STRATEGY COMPONENT	OBJECTIVE	REVIEW PROCESS	TIMEFRAME
Planning and Design Principles	To ensure that the planning and design principles for rural residential development are consistent with Local, State and Commonwealth Legislation, Policies and Guidelines.	Liaise with government authorities and amend planning and design guidelines (Section 5.1) to incorporate new initiatives and guidelines to protect the environment and provide housing opportunities that are socially responsible and do not create a financial burden to the community.	Every 5 years.
Community Consultation	To gauge the perception of residents and adjoining landowners of the problems and/or success of new rural residential developments.	Send questionnaires and/or undertake interviews with residents and adjoining landowners and include provisions in the Strategy to address these concerns and problems.	Every 5 years.
Staging Plan	To enable the land availability that will cater for the demand for rural residential living.	Determine the extent of development that has occurred and amend staging plan to enable the provision of land that is likely to be developed.	Every 5 years.
Supply and Demand	To ensure that the trends for demand for rural residential living in the LGA are monitored and that the Strategy provides the opportunity for the supply of dwellings to meet demand.	Review the supply and demand analysis of the Strategy (Chapter 2) and amend such analysis to take into account new census data, supply variations, varied take up rates and latent demand.	Every 5 years.
Cost Recovery Program	To ensure that the cost recovery program is satisfactorily reducing the economic burden of rural residential development and requiring landholders to pay for the full cost of facilities and services.	Review Council's Section 94 Contributions plans, Section 64 Contributions Plans, special rate levy and waste collection rate levy and amend where necessary to ensure full cost recovery.	Every 2 years.

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Appendix A – Clause 13 and Zone 1(c) Rural Residential Subdivision Figures.

TALLY OF CLAUSE 13 and 1(c) RURAL RESIDENTIAL
SUBDIVISION APPLICATIONS AND TOTAL LOTS APPROVED

Year	Cl.13 Lots Approved	1(c) Lots Approved	Total Rural Residential		Cl.13 Lots Undetermined
1993	64	5	69		2
1994	62	33	95		3
1995	48	0	48		0
1996	98	0	98		12
1997	2	0	2		4
	274	38	312		21

1993

Clause 13 Rural Residential Development Applications

DA #	Applicant	Owner	No. of Lots Created			Determination A/AC/R/W	Date of Determination	Cl.13 Approved	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
			Cl.13 Lots	Cl. 11 Lots	Total Lots						
4	Hosie Hagg.	Brenton	3	1	4	R	27/07/93				
5	Hosie Hagg.	Todd	24	1	25	AC	12/07/95	24	33 of 95	855592	5
									35 of 96	863363	2
									8 of 97	867422	2
									14 of 97	868390	1
									21 of 97	869812	3
									10 of 98	877203	1
									16 of 98	878965	1
									22 of 98		2
6	Hosie Hagg.	Souter	2	1	3	AC	25/08/93	2	37 of 93	834142	2
7	Walker & New.	Richardson	2	1	3	AC	6/10/93	2	5 of 95	847833	2
10	Hosie Hagg.	Parker	3	1	4	AC	26/08/93	3	9 of 94	840150	3
12	Hosie Hagg.	Coughran	3	1	4	Cancelled	12/03/93				
14	Hosie Hagg.	Bond	2	1	3	AC	24/11/93	2	3 of 94	837413	2
15	Hosie Hagg.	Tamblyn	2	1	3	Cancelled	28/07/95				
19	Walker & New.	Geurtz	1	1	2	AC	25/08/93	1	44 of 93	835317	1
25	Valle	Valle	1	1	2	Cancelled	1/04/93				
31	Hosie Hagg.	Hyde	1	1	2	AC	1/11/95	1			
32	Hosie Hagg.	Talbot	3	1	4	AC	9/11/95	3			
76	Gallen Hart	Stuart-Carberry	3	1	4	AC	28/09/94	3	15 of 94	844059	3
108	Hosie Hagg.	Mortimer	1	1	2	AC	22/10/93	1			
121	Buckley Ham.	Ellwell	1	1	2	AC	21/10/93	1	4 of 94	837154	1
126	Hosie Hagg.	Sharpe	3	3	6	AC	1/11/93	3	28 of 94	845833	3
127	Hosie Hagg.	Burling	3	2	5	AC	3/11/93	3	48 of 93	835719	3
149	Hosie Hagg.	Frame	3	1	4	AC	22/10/93	3	49 of 93	837326	3
182	Hosie Hagg.	Vidler	3	1	4	AC	9/11/95	3			
183	Hosie Hagg.	Chivers	2	1	3	Undetermined					
199	Hosie Hagg.	Mortimer	1	1	2	R	24/08/95				
219	AT Harvey	Ellwood	3	2	5	AC	19/01/94	3	5 of 94	837173	3
240	Brenton	Brenton	3	1	4	AC	26/09/95	3	10 of 96	859226	3
241	Hosie Hagg.	Macrae	3	1	4	AC	7/04/94	3	11 of 95	849549	3
Total Cl.13 Lots Approved								64	Total Cl.13 Lots Created 49		
Cl.13 Lots Not Determined								2			
Sum of Cl.13 Lots								66			

1993

Clause 11 Rural Residential Development Applications

			No. of Lots Created											
DA #	Applicant	Owner	1(c) Lots	Cl. 11 Lots	Total Lots	Determination A/AC/R/W	Date of Determination	1(c) Lots Approved	Sub. Plan #	Deposited Plan #	1(c) Lots Completed			
170	Walker & New.	Mulunga Pty. Ltd.	5	1	6	AC	14/06/94	5	21 of 94	843463	5			
						Total 1(c) Lots Approved			5		Total 1(c) Created		5	

1994

Clause 13 Rural Residential Development Applications

DA #	Applicant	Owner	No. of Lots Created			Determination A/AC/R/C	Date of Determination	Cl.13 Approved	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
			Cl.13 Lots	Cl. 11 Lots	Total Lots						
10	AT Harvey	Dougherty	11	1	12	AC	23/06/94	11	24 of 96	862261	2
									11 of 98	878285	3
17	Hosie Hagg.	Vidler	3	1	4	AC	17/06/94	3	31 of 96	862872	1
									37 of 96	865596	1
25	AT Harvey	Sullivan	3	1	4	Undetermined					
48	Parker	Parker	2	1	3	AC	14/02/95	2	25 of 95	871018	2
54	Walker & New.	Shead	3	1	4	AC	12/12/94	3	15 of 95	853195	3
60	Walker & New.	Westbury	1	1	2	R	21/09/95				
64	Walker & New.	Pavan	15	1	16	AC	10/03/95	15			
72	Hosie Hagg.	Todd	3	1	4	AC	2/08/94	3	7 of 95	848931	3
85	Hosie Hagg.	Sonnex	3	1	4	AC	28/08/95	3			
93	Lawlor	Dalli	1	1	2	AC	27/02/95	1	34 of 95	860498	1
122	Hosie Hagg.	Bundara Park	1	1	2	AC	6/10/94	1	3 of 95	847321	1
131	Walker & New.	Garson	5	1	6	AC	22/02/95	5	9 of 95	849846	1
									14 of 96	859606	1
									25 of 96	864570	1
									5 of 97	867158	2
147	Walker & New.	Rayward	3	1	4	R	28/09/95				
152	AT Harvey	Stewart	3	1	4	AC	4/01/95	3	24 of 95	853647	3
159	Buckley Ham.	Harding	1	2	3	AC	6/01/65	1	18 of 95	850865	1
161	AT Harvey	Mudge	1	1	2	AC	4/01/95	1			
170	Hosie Hagg.	Houlton & Clarke	1	1	2	AC	6/01/95	1	17 of 95	850961	1
175	Walker & New.	Wharton	1	1	2	AC	30/01/95	1	29 of 95	854575	1
189	Buckley Ham.	Stevens	2	1	3	AC	18/01/95	2	13 of 95	855406	2
206	Walker & New.	Coles	2	1	3	R	6/03/95				
216	Hosie Hagg.	Van Eede	3	1	4	AC	20/03/95	3			
220	Hosie Hagg.	Langley	1	1	2	AC	20/03/95	1	23 of 97	870635	1
221	Hosie Hagg.	Heaslip	1	1	2	AC	19/04/95	1	16 of 95	850903	1
223	Hosie Hagg.	Cavanagh	1	1	2	R	21/04/95				
224	Hosie Hagg.	Karam	1	1	2	AC	27/02/95	1			
Total Cl.13 Lots Approved								62	Total Cl.13 Lots Created 32		
Cl.13 Lots Not Determined								3			
Sum of Cl.13 Lots								65			

1994

Clause 11 Rural Residential Development Applications

DA #	Applicant	Owner	No. of Lots Created			Determination A/AC/R/W	Date of Determination	1(c) Lots Approved	Sub. Plan #	Deposited Plan #	1(c) Lots Completed
			1(c) Lots	Cl. 11 Lots	Total Lots						
41	Walker & New.	McMahon & Neil	33		33	AC	19/05/94	33	23 of 93	853349	1
									26 of 95	856059	9
Total 1(c) Lots Approved								33	Total 1(c) Created		10

1995

Clause 13 Rural Residential Development Applications

DA #	Applicant	Owner	No. of Lots Created			Determination A/AC/R/C	Date of Determination	Cl.13 Approved	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
			Cl.13 Lots	Cl. 11 Lots	Total Lots						
18	Walker & New.	Savins	9	1	10	AC	13/09/96	9			
27	AT Harvey	Toohey	1	1	2	AC	13/07/95	1			
37	AT Harvey	Faint	2	1	3	AC	17/07/95	2	34 of 97	874727	2
43	Hosie Hagg.	Watt	3	1	4	AC	3/05/95	3	24 of 97	870735	3
44	Hosie Hagg.	Reason	3	1	4	AC	24/08/95	3			
66	Hosie Hagg.	Holzouser	2	1	3	AC	24/11/95	2			
68	Hosie Hagg.	Cowan	1	1	2	AC	21/12/95	1	3 of 96		1
69	AT Harvey	Strain	18	1	19	AC	9/11/95	18			
133	Walker & New.	Townsend	2	1	3	R	3/04/96				
137	Hosie Hagg.	Bond	1	1	2	AC	1/11/95	1	19 of 96	859944	1
164	Buckley Ham.	Hewett	1	1	2	AC	18/03/96	1	5 of 98	876882	1
182	Walker & New.	Gaudron	3	1	4	AC	18/07/96	3			
204	AT Harvey	Dougherty	2		2	AC	22/03/96	2	11 of 96	859077	2
206	Hosie Hagg.	Duncan	2		2	AC	19/12/96	2	25 of 97	874051	2
Total Cl.13 Lots Approved								48	Total Cl.13 Lots Created 12		
Cl.13 Lots Not Determined								0			
Sum of Cl.13 Lots								48			

1996

Clause 13 Rural Residential Development Applications

DA #	Applicant	Owner	No. of Lots Created			Determination	Date of	Cl.13	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
			Cl.13 Lots	Cl. 11 Lots	Total Lots	A/AC/R/W	Determination	Approved			
25	Cavanagh	Cavanagh	1	1	2	Withdrawn					2
26	AT Harvey	Stewart	14	1	15	AC	3/12/96	14			
31	Hosie Hagg.	Todd	13		13	AC	25/06/96	13	27 of 96	861416	1
									10 of 98		1
37	Hosie Hagg.	Cox	2		2	AC	13/12/96	2			
38	Hosie Hagg.	Nicholson	3		3	AC	19/04/96	3			
43	Buckley Ham.	Gracom	10	1	11	AC	25/02/97	10	20 of 98		10
45	Buckley Ham.	Slater	32	1	33	AC	17/02/97	32			
63	Hosie Hagg.	Zanardo	1	1	2	AC	29/04/96	1	23 of 96	860763	1
67	Walker & New	Mulunga	1	1	2	AC	23/07/96	1	30 of 96	863137	1
75	Hosie Hagg.	Carney	1	1	2	Undetermined					
97	AT Harvey	Bennett	2	1	3	Undetermined					
109	AT Harvey	Cox	1	1	1	R	3/02/97				
112	AT Harvey	Burston	3	1	4	Undetermined					
138	Buckley Ham.	Coles	11	1	12	AC	17/12/96	11			
161	AT Harvey	Pratt	3	2	5	Undetermined					
168	AT Harvey	Shannonlea Past.	4		4	AC	20/05/97	4			
191	AT Harvey	Harris	4		4	AC	21/05/97	4			
194	Hosie Hagg.	Gladsby & Ross	3		3	AC	21/05/97	3	9 of 98	878897	3
195	Hosie Hagg.	Sharpe	3		3	Undetermined					
						Total Cl.13 Lots Approved		98	Total Cl.13 Lots Created 19		
						Cl.13 Lots Not Determined		12			
						Sum of Cl.13 Lots		110			

1997

Clause 13 Rural Residential Development Applications

			No. of Lots Created								
DA #	Applicant	Owner	Cl.13 Lots	Cl. 11 Lots	Total Lots	Determination A/AC/R/W	Date of Determination	Cl.13 Approved	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
18	Walker & New.	Fletcher	2		2	AC	20/05/97	2	27 of 97	872561	2
43	John Van Der W.	Molnar	2		2	Withdrawn					
65	Walker & New.	Pavan	12		12	Withdrawn					
66	AT Harvey	Stops	4		4	Undetermined					
						Total Cl.13 Lots Approved		2	Total Cl.13 Lots Created		
						Cl.13 Lots Not Determined		4			
						Sum of Cl.13 Lots		6			

1998

Clause 13 Rural Residential Development Applications

			No. of Lots Created								
DA #	Applicant	Owner	Cl.13 Lots	Cl. 11 Lots	Total Lots	Determination A/AC/R/W	Date of Determination	Cl.13 Approved	Sub. Plan #	Deposited Plan #	Cl.13 Lots Completed
1	EnviroLink	Winkler	2		2	Undetermined					
						Total Cl.13 Lots Approved		0	Total Cl.13 Lots Created		
						Cl.13 Lots Not Determined		2			
						Sum of Cl.13 Lots		2			

Appendix B – Dwellings Erected on Rural Residential Allotments 1993 - 1998

Sub Plan	DP #	Lot #	Dwelling	DA/BA/Exisitng	Local Description
37 of 93	834142	1		Shed	Ryans Rd, Leeville - Souter
	834142	2	1	98/019	
44 of 93	835317	12	1	433/93	Kneotzechs Rd, N Casino - Geurtz
48 of 93	835719	4			Northfields Rd, Stratheden - Burling
	835719	5	1	Existing Dwelling	
	835719	6			
4 of 94	837154	21			Beach Rd, Evans Head - Elwell
5 of 94	837173	362	1	Existing Dwelling	Martins Rd, Stratheden - Ellwood
	837173	363	1	58/95	
	837173	364			
49 of 93	837326	1			Macs Rd, McKees Hill - Frame
	837326	2	1	97/003	
	837326	3	1	84.98	
3 of 94	837413	1	1	344/94 & 153/96	Fogwells Rd, Tatham - Bond
	837413	2	1	Temp. Occ	
9 of 94	840150	15			Upper Strath. Rd, Strath. - Parker
	840150	16	1	Site Inspect.	
	840150	17	1	Site Inspect.	
21 of 94	843463	31	1	Site Inspect.	Forest Gr & Douglas Cr, Fairy Hill - Araluen Hts
	843463	32	1	98/020	
	843463	33	1	Existing Dwelling	
	843463	34	1	98/046	
	843463	35	1	Site Inspect.	
15 of 94	844059	41	1	305/94	Manifold Rd, Bentley - Stuart-Carberry
	844059	42	1	171/94	
	844059	43			
28 of 94	845833	2			Sharpes Rd, Woodburn - Sharpe
	845833	5			
	845833	6			
3 of 95	847321	1	1	86/96	Old Dyraaba Rd, Piora - Bundara Pk
	847321	2	1	Site Inspect.	
5 of 95	847833	231	1	238/95	Richardsons Rd, N Casino - Richardson
	847833	232			
7 of 95	848931	26	1	Site Inspect.	Gregors Rd, Spring Grove - Todd (1)
	848931	27	1	163/95	
	848931	28	1	Existing Dwelling	
11 of 95	849549	15			Summerland Way, Leeville - Macrae
	849549	16			
	849549	17			
9 of 95	849846	130	1	Site Inspect.	Manifold Rd, N Casino - Garson (1)
18 of 95	850865	4	1	Existing Dwelling	Piora Ln, Woodview - Harding
16 of 95	850903	15			Mongogarie Rd, Leeville - Heaslip
17 of 95	850961	100	1	146/95	Wrench & Ellang. Rds, Ellang. - Houlton & Clarke

Sub Plan	DP #	Lot #	Dwelling	DA/BA/Exisitng	Local Description
15 of 95	853195	31			Marks Rd, Leeville - Shead
	853195	32			
	853195	33			
23 of 93	853349	67	1	214/94	Charolais Av, N Casino - Sherwood Park
24 of 95	853647	1	1	166/96	Knoetzechs Rd, N Casino - Stewart
	853647	2	1	90/96	
	853647	3	1	Site Inspect.	
29 of 95	854575	12	1	98/078	Beach Rd, Evans Head - Wharton
13 of 95	855406	201	1	Existing Dwelling	Beach Rd, Evans Head - Stevens
	855406	202			
33 of 95	855592	20	1	5/96	Stage 1 Tullarook - Todd (2)
	855592	21		Shed	
	855592	22	1	97/095	
	855592	23	1	115/96	
	855592	24			
26 of 95	856059	35	1	91/96	Hereford Dr, N Casino - Sherwood Pk
	856059	36			
	856059	37			
	856059	38			
	856059	39	1	98/140	
	856059	40			
	856059	41	1	98/158	
	856059	42			
	856059	43			
11 of 96	859077	41	1	Site Inspect.	Caniaba Rd, McKees Hill - Dougherty
	859077	42	1	Site Inspect.	
10 of 96	859226	1			McDonalds Bridge Rd, Stratheden - Brenton
	859226	2			
	859226	3			
14 of 96	859606	134			Manifold Rd, N Casino - Garson (2)
19 of 96	859944	10			Morans Rd, Tatham - Bond
34 of 95	860498	1011	1	Site Inspect.	Manifold Rd, Bentley - Dalli
23 of 96	860763	10	1	Existing Dwelling	Naughtons Cap Rd, Bentley - Zanardo
27 of 96	861416	30			Stage 2 Tullarook - Todd (3)
24 of 96	862261	2	1	Site Inspect.	Spring Grove Rd, Spring Grove - Dougherty (1)
	862261	3	1	252/96	
31 of 96	862872	1	1	Site Inspect.	Murphys Rd, Tatham - Vidler (1)
30 of 96	863137	361			View St, Fairy Hill - Araluen Hts
35 of 96	863363	1	1	97/146	Stage 3 Tullarook - Todd (4)
	863363	2			
25 of 96	864570	133	1	285/96	Manifold Rd, N Casino - Garson (3)
37 of 96	865596	2	1	97/153	Murphys Rd, Tatham - Vidler (2)
5 of 97	867158	136	1	Site Inspect.	Manifold Rd, N Casino - Garson (4)
	867158	137	1	Site Inspect.	
8 of 97	867422	3			Stage 4 Tullarook - Todd (5)
	867422	4			
14 of 97	868390	6			Stage 5 Tullarook - Todd (6)
21 of 97	869812	7	1	97/139	Stage 6 Tullarook - Todd (7)

Sub Plan	DP #	Lot #	Dwelling	DA/BA/Exisitng	Local Description
	869812	8	1	Site Inspect.	
	869812	9	1	97/138	
23 of 97	870635	10	1	319/94	Crawfords Rd, Leeville - Langley
24 of 97	870735	10	1	98/049	Caniab Rd, McKees Hill - Watts
	870735	11			
	870735	12			
25 of 95	871018	1		Existing Dwelling	Knoetzechs Rd, N Casino - Parker
	871018	2			
27 of 97	872561	21			Savilles Rd, N Casino - Fletcher
	872561	22	1	Existing Dwelling	
25 of 97	874051	1	1	Existing Dwelling	Fogwells Rd, Yorklea - Duncan
	874051	2	1	135.98	
34 of 97	874727	533			Old Dyraaba Rd, Piora - Faint
	874727	534	1	98/124	
5 of 98	876882	?	1	Workers Dwelling	Lismore-Kyogle Road, Bentley - Hewett
10 of 98	877203	11			Stage 7 Tullarook - Todd (8)
11 of 98	878285	43	1	107.98	Spring Grove Rd, Spring Grove - Dougherty (2)
	878285	44			
	878285	45	1	Temp. Occ.	
9 of 98	878897	1			Ellangowan Rd, Ellangowan - Gladsby & Ross
	878897	2			
	878897	3			
16 of 98	878965	5			Stage 8 Tullarook - Todd (9)
22 of 98		12			Stage 9 Tullarook - Todd (10)
		13			
3 of 96			1		Tatham-Greenridge Rd, Greenridge - Cowan
20 of 98		1			Strong's Rd, Fairy Hill - Gracom
		2			
		3			
		4			
		5			
		6	1	Existing Dwelling	
		7			
		8			
		9			
		10			
Approved Lot			1	Temp Occ.	Manifold Rd, Bentley - Cox
Approved Lot			1	Site Inspect.	Murphys Road, Tatham - Conlan

Totals	125	67
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Average number of allotments created $125/5 = 25$

Average number of dwellings erected $67/5 = 13.4$

Appendix C – Council Rezoning Policy

RICHMOND RIVER SHIRE COUNCIL POLICY REGISTER

File No: 20/4/33 (P490)

Policy No: 05.01.02

POLICY:	CONSIDERATION OF REZONING REQUESTS.
FUNCTIONS:	TOWN PLANNING.
OBJECTIVE:	TO PROVIDE DEVELOPERS AND LANDOWNERS WITH CLEAR AND CONCISE GUIDANCE ON HOW COUNCIL CONSIDERS DEVELOPMENT THAT REQUIRES AN AMENDMENT TO ITS LOCAL ENVIRONMENTAL PLAN.
DIVISION RESPONSIBLE:	ENVIRONMENTAL DEVELOPMENT SERVICES.

Page 1 of 4

POLICY STATEMENT:

Council has resolved to establish a policy which clarifies Council's position and requirements for considering rezoning requests which ultimately require the preparation of an amendment to the local environmental plan.

1. FORM OF REZONING REQUESTS AND BASIC INFORMATIONAL REQUIREMENTS

- 1(a) Requests for rezoning are to be made in writing.
- 1(b) Where the applicant is not the owner, the written consent of all legal owners of the land is to be provided.
- 1(c) Applicants for rezoning requests are required to submit, to a satisfactory standard, a basic range of information to enable Council to properly assess the proposal. The basic information required is specified in Attachment "A" to this policy.

2. COUNCIL'S CONSIDERATION OF REZONING REQUESTS

- 2(a) Rezoning requests will be considered by Council every 6 months (i.e. twice a year) to reduce the number of times the Richmond River LEP 1992 is amended.
- 2(b) Rezoning requests will be considered by Council only after application has been made in the manner specified in **1** above and after payment of the appropriate fee(s) referred to in **3** below.

POLICY:	CONSIDERATION OF REZONING REQUESTS.
FUNCTIONS:	TOWN PLANNING.
OBJECTIVE:	TO PROVIDE DEVELOPERS AND LANDOWNERS WITH CLEAR AND CONCISE GUIDANCE ON HOW COUNCIL CONSIDERS DEVELOPMENT THAT REQUIRES AN AMENDMENT TO ITS LOCAL ENVIRONMENTAL PLAN.
DIVISION RESPONSIBLE:	ENVIRONMENTAL DEVELOPMENT SERVICES.

3. FEES ASSOCIATED WITH REZONING REQUESTS

- 3(a) A base fee as set out in Council's fees and charges is applicable for Council's consideration of a single rezoning request. This fee covers Council's initial consideration of the rezoning request, including reporting to Council, any consultations that may be required with relevant government authorities.
- 3(b) Should the rezoning request be supported by Council and an LEP amendment proceeds additional fees will be charged on a fee for service basis at a rate set out in Council's fees and charges.
- 3(c) Should a local environmental study be required by either Council or the Department of Urban Affairs and Planning, the full cost of the preparation of the study is to be borne by the applicant. The cost of the study will vary with the scale and complexity of the proposed rezoning.

4. PRE RE-ZONING REQUESTS CONSULTATION

Applicant's seeking re-zoning of land are encouraged to consult with Council and local communities so that:

- 4(a) Council Planning staff can provide direction as the likely success of the submission together with more detailed information to be addressed and submitted, as well as possible community conflict.
- 4(b) The applicant should gauge and respond to community concerns as part of the initial concept phase. By discussing proposals with the affected community before lodging re-zoning requests with the Council, unnecessary conflict and delay can be avoided.
- 4(c) Should the assessment of a re-zoning request give rise to conflict with the local community then such matter will be dealt in accordance with Council's Mediation Policy 05.01.06.

BASIC INFORMATION TO BE PROVIDED BY APPLICANTS

FOR REZONING REQUESTS

Council's policy on the consideration of rezoning requests requires, amongst other things, the submission by the applicant of a range of basic information to enable Council to properly assess individual rezoning requests.

While the detail may vary from location to location, the following minimum or basic information should at least be submitted.

Urban Areas

- * Details of the subject land and ownership**
- * Existing zone, proposed zone and proposed use
- * Existing uses on the site, uses on adjoining lands
- * Vegetation cover, effect of any proposal on the flora and fauna of the site and in the locality.
- * Means of vehicular and pedestrian access to and from the site - likely traffic impacts.
- * Flooding and drainage (existing and proposed)
- * Availability and location of public utility services, e.g. water, sewerage, electricity, drainage etc.

Rural Areas

- * Details of the subject land and ownership**
- * Existing zone, proposed zone and proposed use
- * Existing uses on the site, uses on adjoining lands
- * Vegetation cover, effect of any proposal on flora and fauna of the site and in the locality.
- * Slope assessment, landform, drainage.
- * Waterways or wetland areas, possible effects on water quality.
- * Flooding
- * Means of access and possible traffic impacts.
- * Agricultural classification and impact on agricultural uses on the land and on adjoining lands.
- * Visual analysis.
- * Availability and location of public utility services, e.g. water, sewerage, electricity, drainage etc.
- * Soil capability/erodability - suitability for on-site waste disposal.
- * Bushfire hazard.

* Archaeological significance.

**** *Note - where the person making the request to Council is not the owner of the land, permission of the owner(s) must be lodged with the request.***

More detailed requirements which may relate to a particular site or proposal would be made available at that time.

Each submission should be accompanied by a concept plan. Detail plans which would be required for a development application or a building application are not required at this stage, unless specifically requested where the detail is necessary for Council to fully appreciate a proposal.

Appendix D – Social Infrastructure Provision

Item	Sub Item	Rural Residential Catchment Districts				
		Evans Head	Woodburn	Broadwater / Rileys Hill	Coraki	Casino / Rural
Education	Pre-school	2 Pre-schools,	Nil	Nil	1 Preschool	2 Catholic Preschools 1 Comm.Preschool
	Primary School	1 Public Primary School	1 Public Primary School 1 Catholic Primary School	1 Public Primary School	1 Public Primary School 1 Catholic Primary School	4 Public Primary Schools 1 Catholic Primary School
	Secondary School	Completeion 1999	1 Public Secondary School	Via Woodburn Central	Via Woodburn Central Lismore High	1 Catholic High School 1 Public High School
	Tafe	Nil	Nil	Nil	Nil	Casino College of TAFE
	Other	Evans Head-Woodburn Adult Education Programmes	Evans Head-Woodburn Adult Education Programmes	Via Evans Head-Woodburn Adult Education Programmes	Adult Education Programmes	Adult Education Programmes
Health	Local Clinic Neigh. Clinic District Health Other	1 Chiropractor 2 Doctors 1 Dentists 1 Veterinarian 1 Chemist HACC	1 Doctor 1 Chemists Comm. Aid Service CWA branch HACC	Evans Head / Ballina facilities HACC	Campbell District Hospital Doctor Undertaker Chemist Retirement Village (Council owned) HACC	A broad range of medical and health practitioners servicing on a Regional Level including hospital.

Item	Sub Item	Rural Residential Catchment Districts				
		Evans Head	Woodburn	Broadwater / Rileys Hill	Coraki	Casino / Rural
Community Services	Child Care Centre	2 Childcare (private) 1 Playgroup	1 Playgroup	1 Playgroup	1 Playgroup	3 Childcare (private) 3 Playgroup
	Libraries	Library Service from Casino.	Library Service from Casino.	Library Service from Casino.	Library Service from Casino.	Richmond Upper Clarence Regional Library
	Neigh. Centre Community Centre Youth Centre Cultural Centre	Mid Richmond Neighbourhood Centre Evans Head Recreational Hall	Woodburn Memorial Hall	Broadwater Community Centre	Coraki Youth Hall Coraki Youth Arts Group	Casino Neighborhood Centre Rural Youth Group 5 Public Halls.
	Seniors Centre	Senior Citizens Club Golden Oldies Club	Nil	Nil	Nil	St Michael's Home for the Aged
	Other	Local Level Shopping Services Post Office Solicitor (part time) St Vincent de Paul Centre	Local Level Shopping Services (plus Pacific Highway Business) incl. General store Post Office Solicitor (part time)	Local Shopping Services – Service Station/General Store Post Office	Local Shopping services incl. General store Post Office Meals on Wheels CWA Red Cross Hospital Auxiliary	Regional Level Shopping Services (Casino) General Store (Rappville, Ellangowan) Community Radio
Public Transport	School Bus	To primary & secondary Schools - Woodburn Central and Ballina High	To primary & secondary Schools - Woodburn Central and Ballina High	To primary & secondary Schools - Woodburn Central and Ballina High	To primary & secondary Schools - Woodburn Central and Lismore High	To primary & secondary Schools in both Casino and Lismore.
	Bus Service	Kirklands – Ballina, Maclean, Lismore.	Kirklands – Ballina, Maclean, Lismore, Evans Head	Kirklands – Ballina, Maclean, Lismore, Evans Head	Kirklands - Lismore Eyears – Casino	Kirklands, Henrys, Eyears, Blunts, Bennett's
	Taxi	Service Town Centre	Service Town Centre	Service Town Centre	Service Town Centre	Service Town Centre
	Other	Taxi Service Community Bus – Special events Bicycle Paths	Taxi Service	Taxi Service Bicycle Paths	Taxi Service Community Bus	Taxi Service Community Bus

Item	Sub Item	Rural Residential Catchment Districts				
		Evans Head	Woodburn	Broadwater / Rileys Hill	Coraki	Casino / Rural
Emergency Services	Police	Evans Head Police Station	Woodburn Police Station	Via Evans Head & Woodburn Police Stations	Coraki Police Station	Casino Police Station
	Fire	Evans Head Fire Station	SES Headquarters 3 Rural Bush Fire Brigades	1 Rural Bush Fire Brigade	3 Rural Bush Fire Brigades	Casino Fire Station 8 Rural Bush Fire Brigades
	Ambulance	Evans Head Ambulance Station	Via Evans Head	Via Evans Head	Via Evans Head/ Lismore/Casino	Casino Ambulance Station
Recreation and Open Space	Outdoor Sporting Facilities	Stan Payne Oval	Woodburn Oval	Evans Head facilities	Queen Elizabeth Oval	Casino – Multiple Outdoor sporting facilities Rappville Showground
	Local Parks	Multiple	Riverside Park	Little Pitt St Reserve	Riverbank Park, multiple open space areas (undeveloped)	Multiple Local/Neighbourhood Parks
	Other	Beaches, River, National Parks, Squash Centre, Golf, Bowls SLSC	Access to the River, Woodburn Swimming Pool	Tennis Courts Bowling Club Cricket at Wardell.	Hockey, Soccer, Rugby, Cricket, Bowls, Tennis, swimming Pool	Wide range of sporting and recreation pursuits, both public and private.

Appendix E – Bus Routes

The following figures represent local bus routes within the Richmond River Shire LGA. Information was collected directly from the bus companies and generally reflects the paths of school buses. Therefore, these services are generally limited and provide at least a once daily service to the urban centre and return. Kirklands Bros. provide bus services other than school bus runs between Casino and Kyogle, Casino and Lismore and Casino and Tenterfield.

Bus connections to Sydney or Brisbane pick-up at Lismore, Ballina, Casino and Woodburn. For specific details contact should be made through travel agencies.

The following bus companies were surveyed to produce the attached figures.

Bennett's Bus Service	(02) 66673275	Dobies Bight and Dyraba
Kirkland Bros.	(02) 66221499	Kyogle, Lismore, Casino, Tenterfield, Coraki, Woodburn, Evans Head and Ballina
Blunt's Bus Service	(02) 66622917	Mallanganee
Ken Eyears	(02) 66625614	Coraki, Rappville and Lismore Road
Ian Henry	(02) 66626499	Backmede and Spring Grove areas
Russell Pringle	(02) 66623181	Ellangowan area

This information was correct at the time of producing this Strategy and are subject to change without notice. If the information is inaccurate or omits particular services please contact Council's Environmental Development Services division with details.

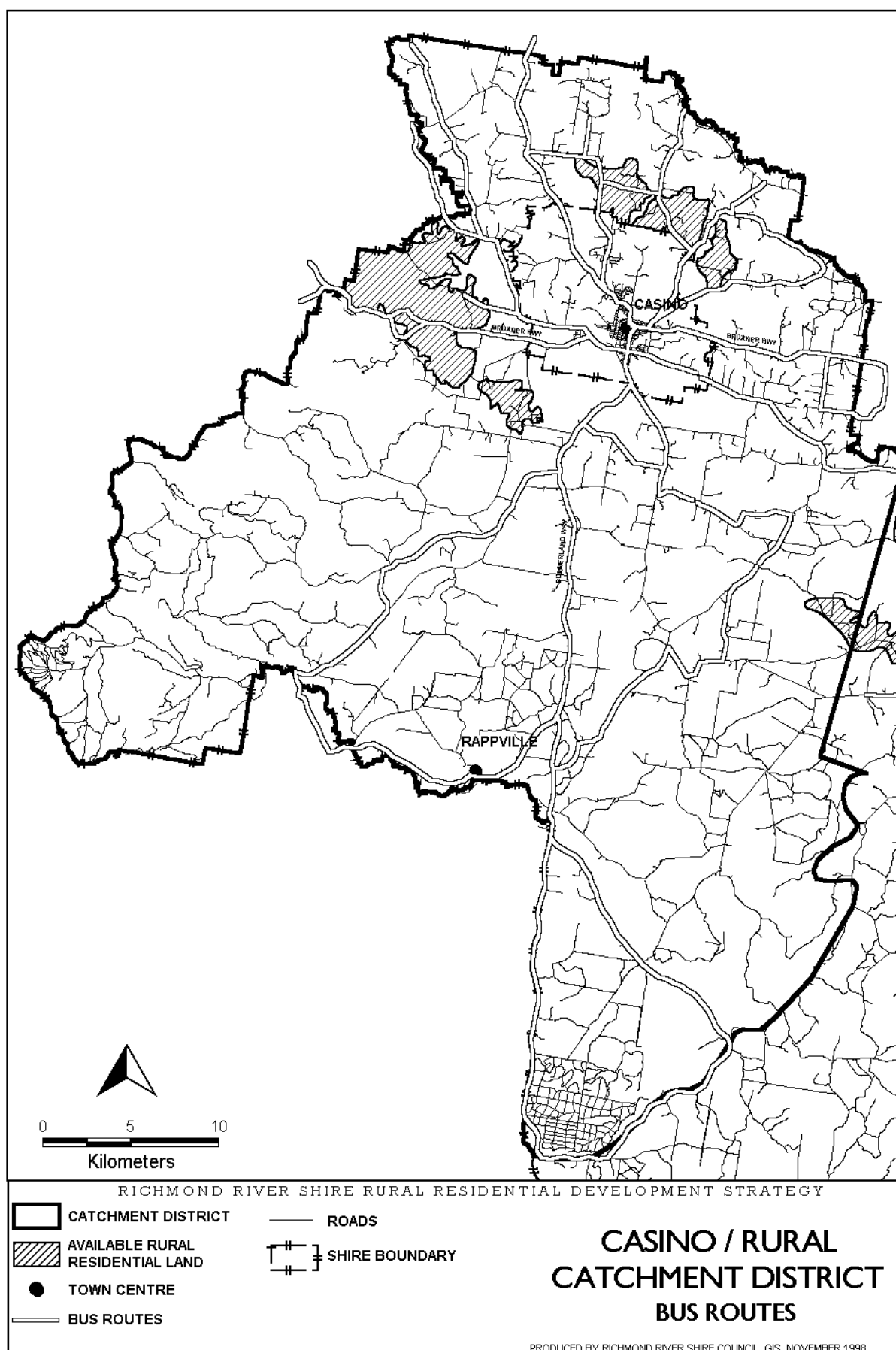


Figure E1 BUS ROUTES FOR THE CASINO/RURAL CATCHMENT DISTRICT.

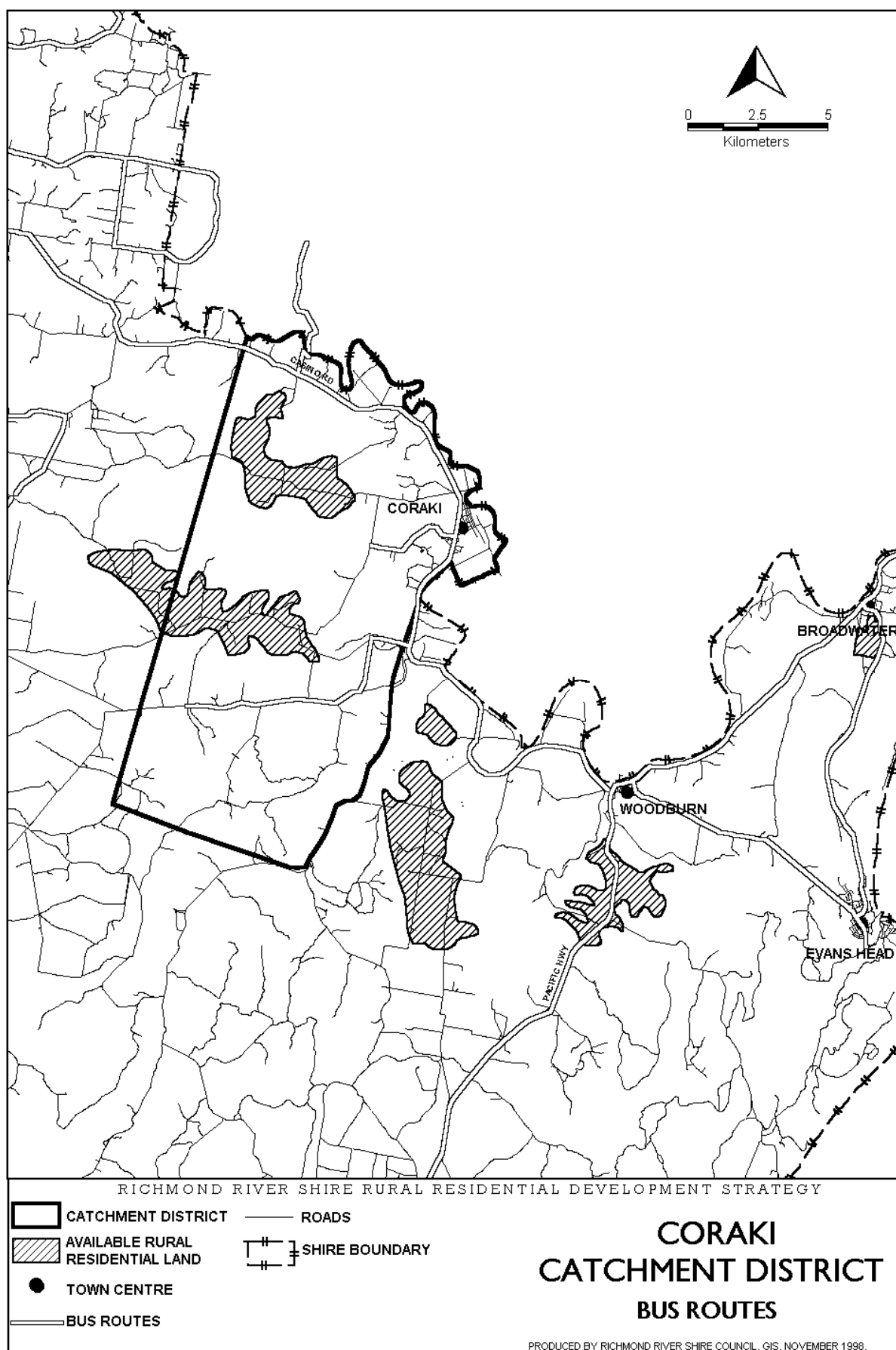


Figure E2 BUS ROUTES FOR THE CORAKI CATCHMENT DISTRICT.

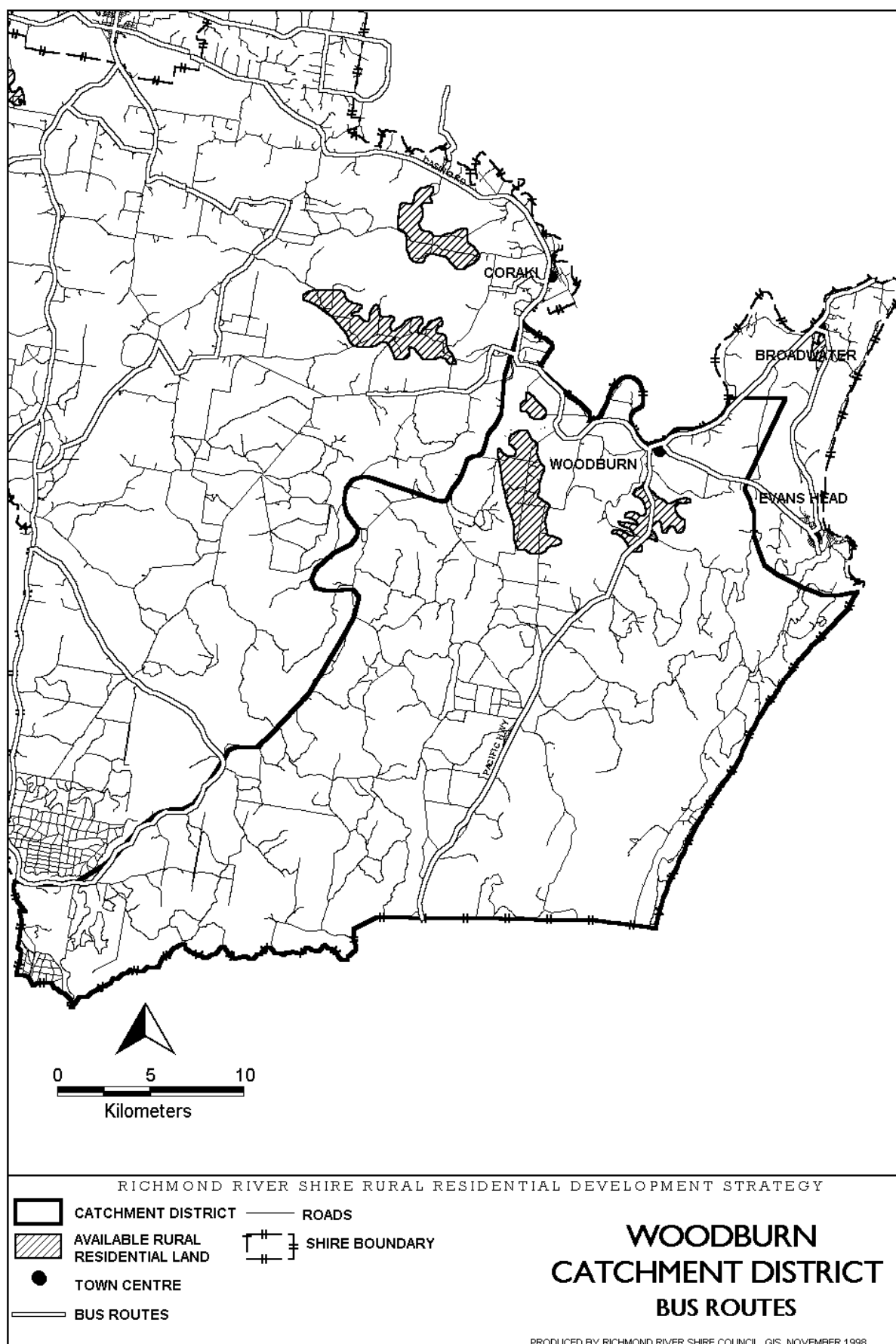


Figure E3 BUS ROUTES FOR THE WOODBURN CATCHMENT DISTRICT.

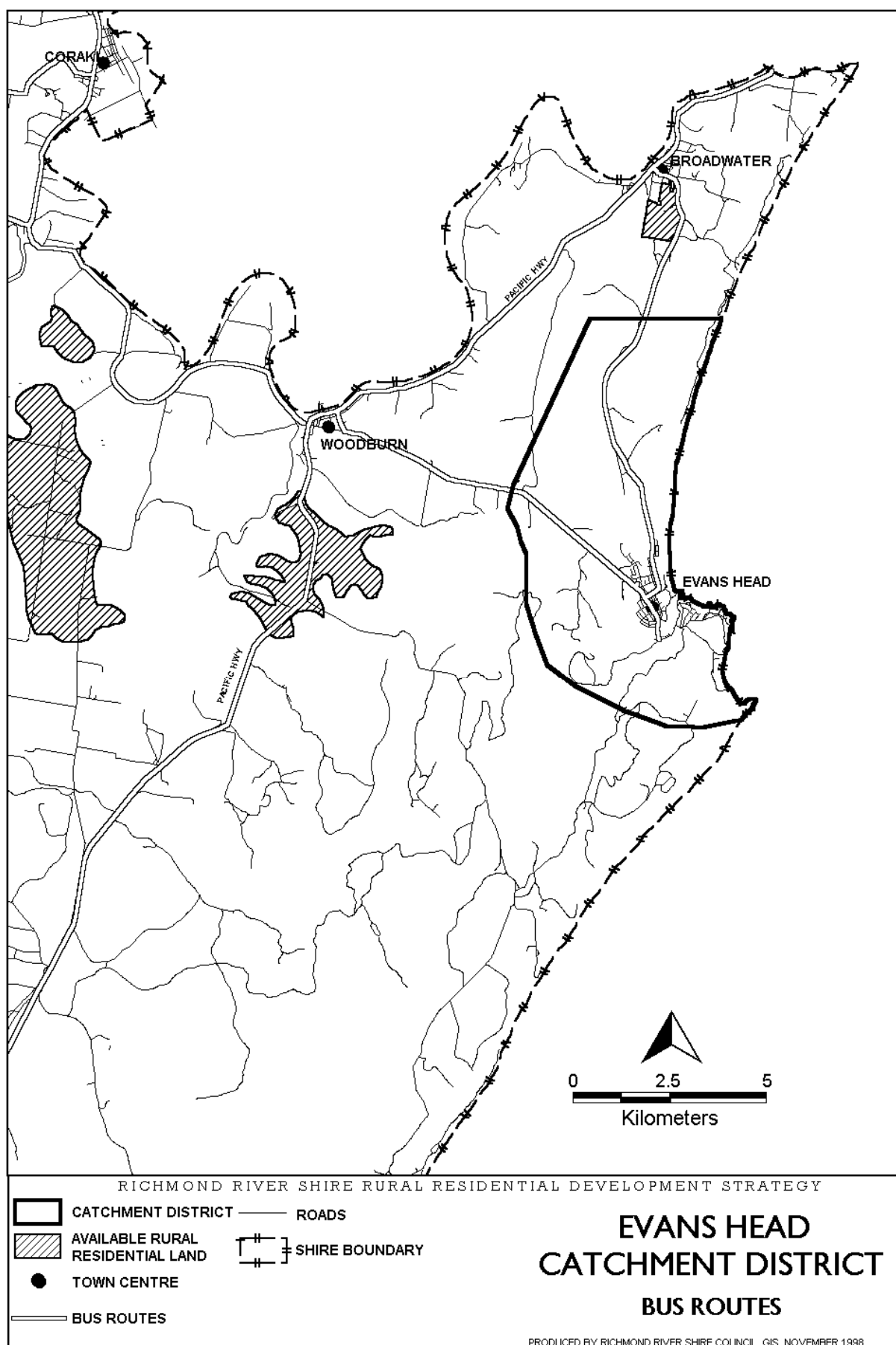


Figure E4 BUS ROUTES FOR THE EVANS HEAD CATCHMENT DISTRICT.

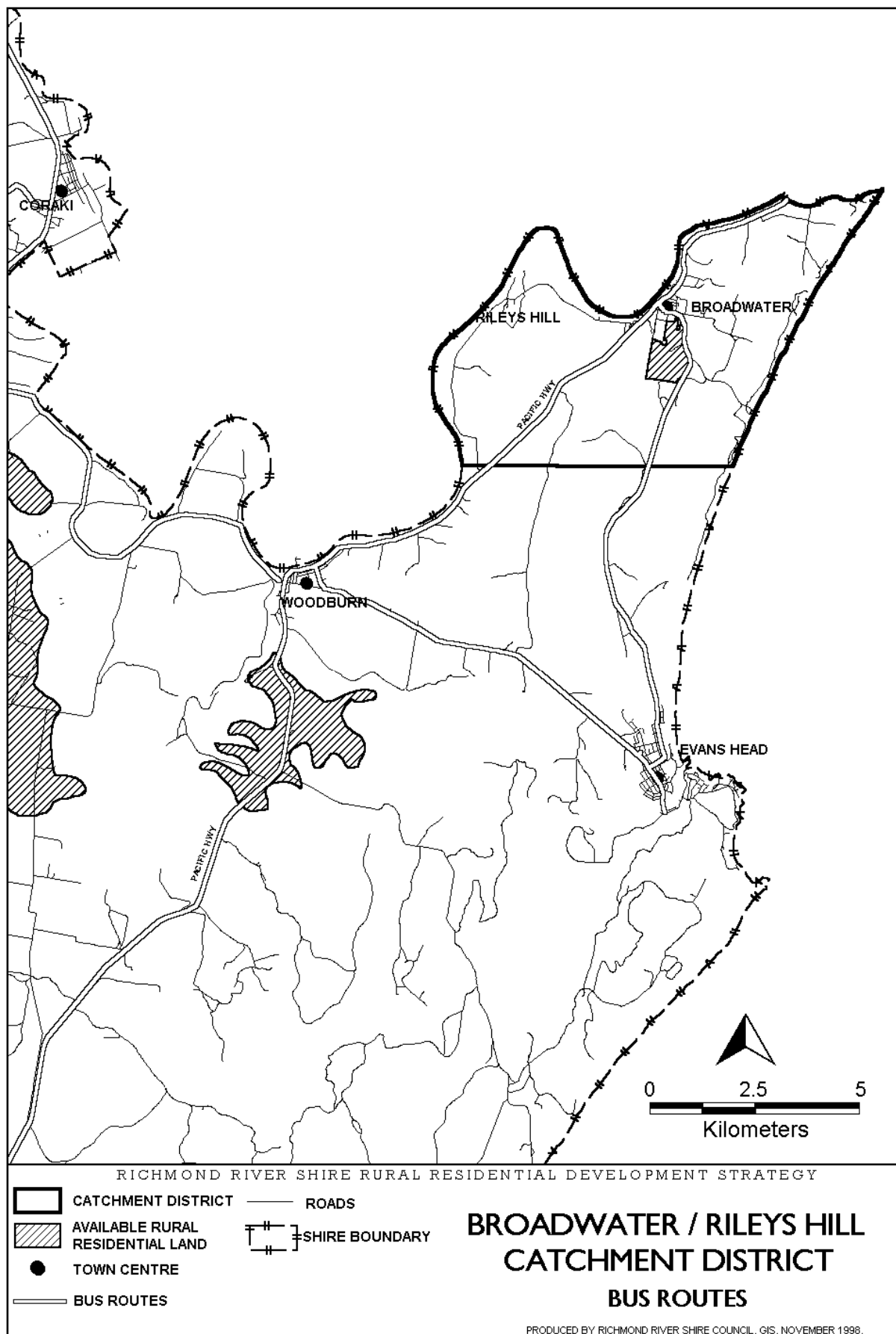


Figure E5 BUS ROUTES FOR THE BROADWATER / RILEYS HILL CATCHMENT DISTRICT.

Appendix F – Existing Rural Residential Development

The following figures illustrate the existing rural residential estates developed as a result of Clause 13 of the Richmond River Local Environmental Plan 1992 and zoned 1(c) Rural Residential land. In addition, the suitable rural residential areas referred to in this Strategy have been displayed.

Note that only estates containing 9 or more allotments have been mapped for the purposes of Figures F1 – F4.

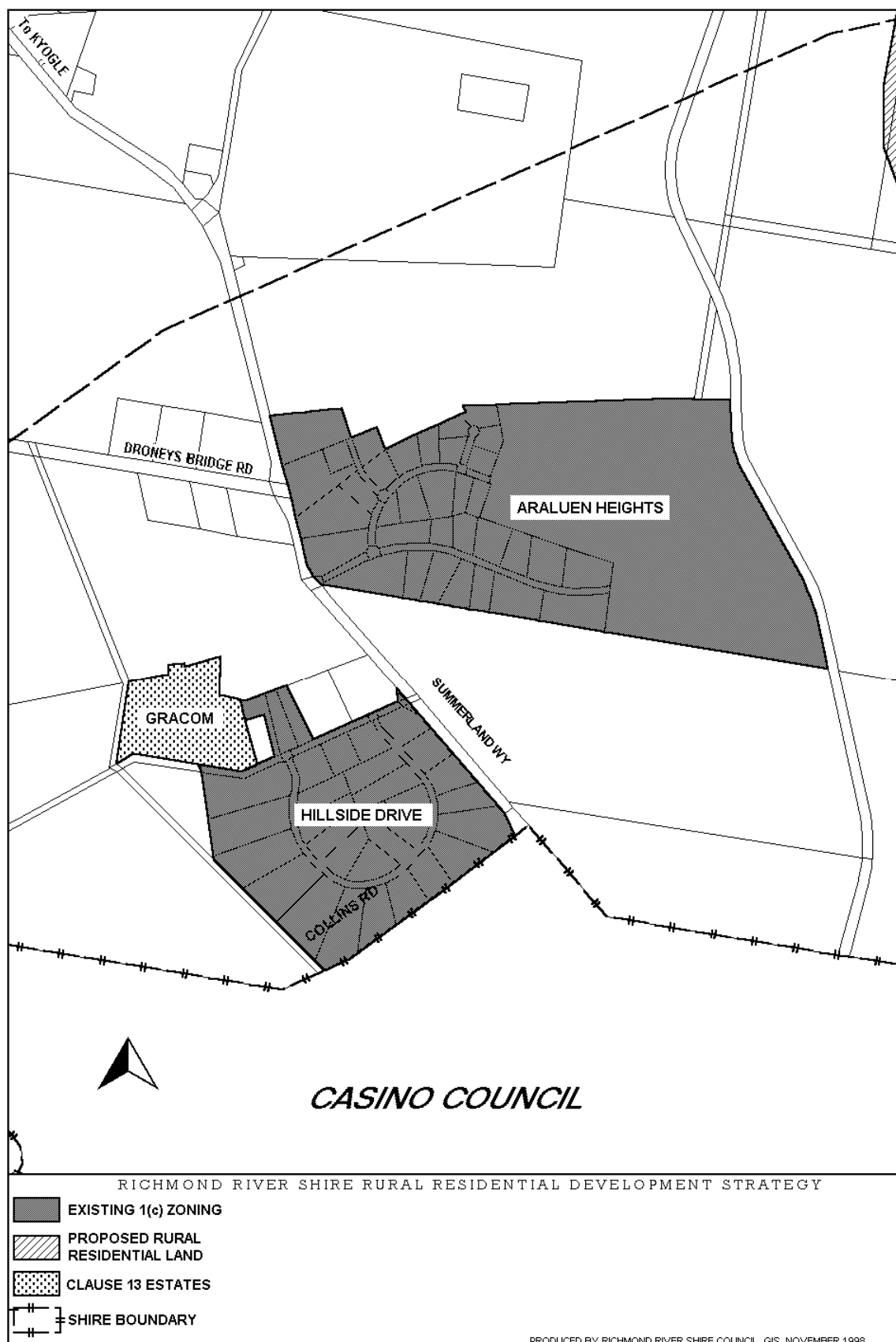


Figure F1 – Rural Residential Estates in the Fairy Hill area.

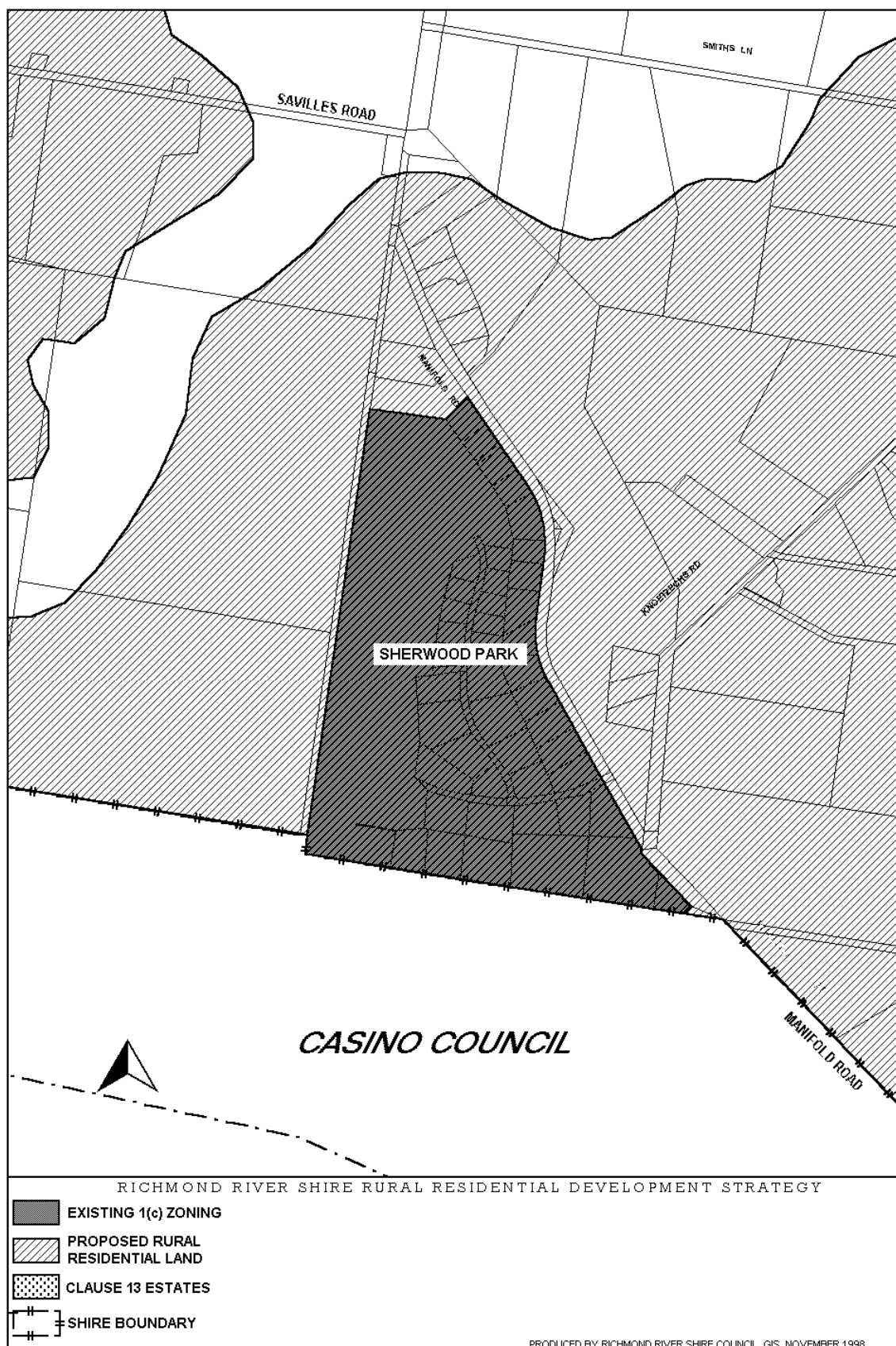


Figure F2 – Rural Residential Estates in the North Casino area.

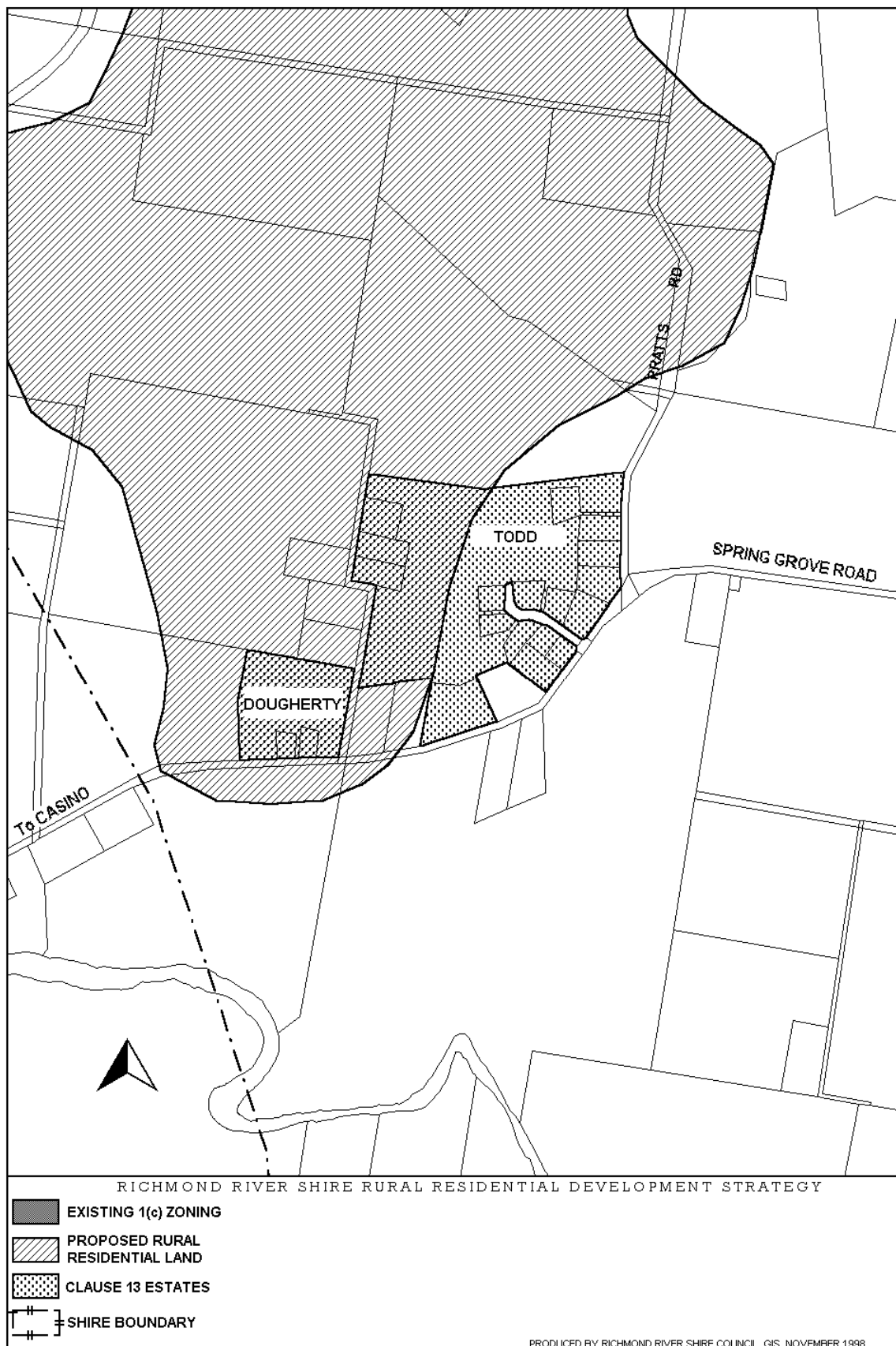


Figure F3 – Rural Residential Estates in the Spring Grove area.

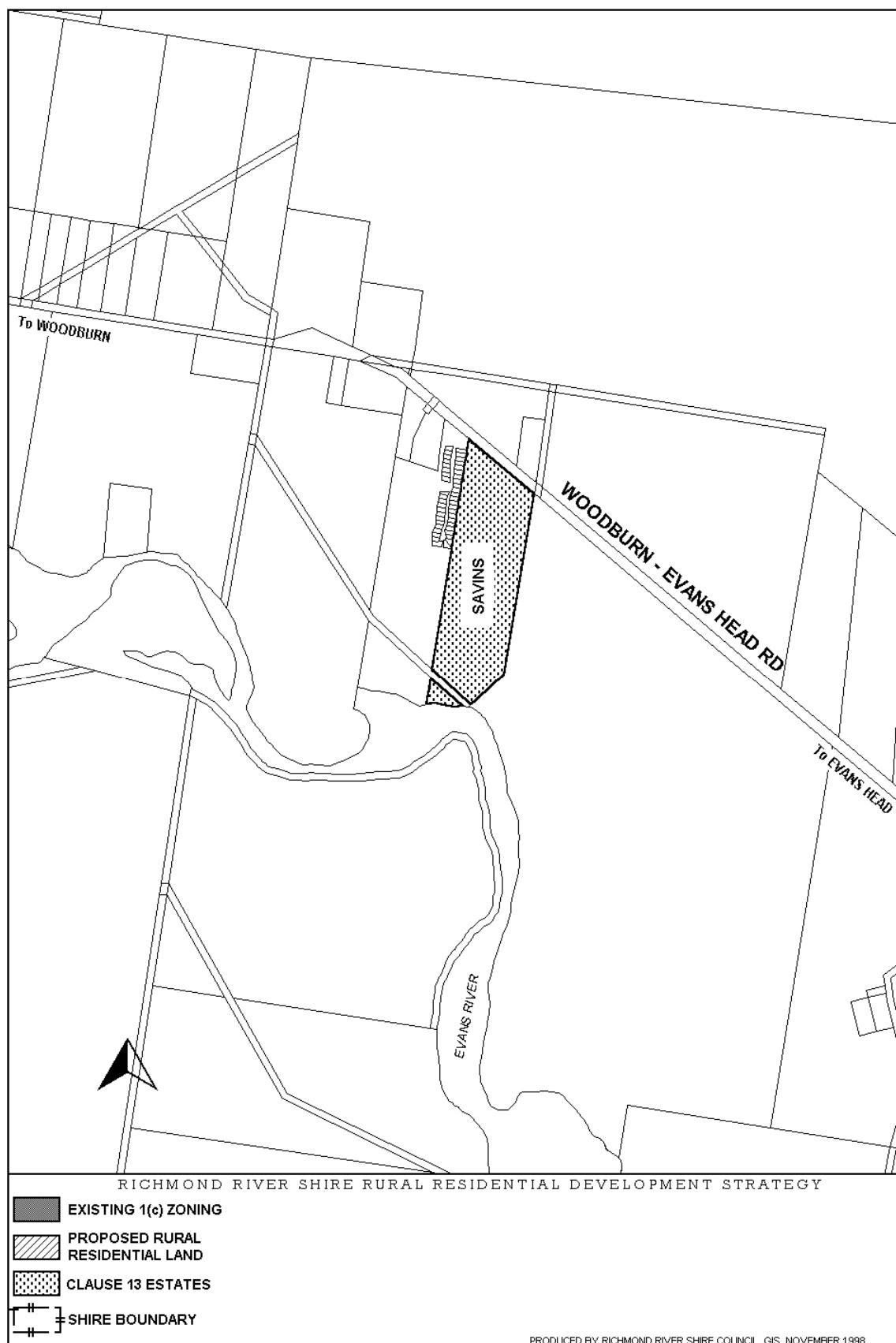


Figure F4 – Rural Residential Estates in Evans Head area.

Appendix G – State Environmental Planning Policy No. 15 – Rural Landsharing Communities

1 Name of Policy

This Policy is the *State Environmental Planning Policy No 15 - Rural Landsharing Communities*.

2 Aims of Policy

This Policy aims:

- (a) to encourage and facilitate the development of rural landsharing communities committed to environmentally sensitive and sustainable land use practices, and thus
- (b) to enable:
 - (i) people to collectively own a single allotment of land and use it as their principal place of residence, and
 - (ii) the erection of multiple dwellings on the allotment and the sharing of facilities and resources to collectively manage the allotment, and
 - (iii) the pooling of resources, particularly where low incomes are involved, to economically develop a wide range of communal rural living opportunities, including the construction of low cost buildings, and
- (c) to facilitate development, preferably in a clustered style:
 - (i) in a manner that both protects the environment and does not create a demand for the unreasonable or uneconomic provision of public amenities or public services by the State or Commonwealth governments, a council or other public authorities, and
 - (ii) in a manner that does not involve subdivision, strata title or any other form of separate land title, and in a manner that does not involve separate legal rights to parts of the land through other means such as agreements, dealings, company shares, trusts or time-sharing arrangements, and
 - (iii) to create opportunities for an increase in the rural population in areas that are suffering or are likely to suffer from a decline in services due to rural population loss, and
- (d) to repeal *State Environmental Planning Policy No 42 - Multiple Occupancy of Rural Land (Repeal)*.

3 Land to which this Policy applies

- (1) This Policy applies to land within the areas specified in Schedule 1, except as provided by this clause.
- (2) This Policy does not apply to land specified in Schedule 2.

4 Definitions

(1) In this Policy:

“council”, in relation to the carrying out of development, means the council of the area in which the development is to be carried out.

“dwelling” means a room or suite of rooms occupied or used, or so constructed or adapted as to be capable of being occupied or used, as a separate domicile.

“ground level” means the level of a site before development is carried out on the site pursuant to this Policy.

“height” of a building means the distance measured vertically from any point on the ceiling of the topmost floor of the building to the ground level immediately below that point.

“heritage item” means a building, work, relic, tree or place (which may or may not be situated on or within land that is a heritage conservation area) described as a heritage item in an environmental planning instrument.

“home improvement area” means the area of land, not exceeding 5 000 square metres, around a dwelling (and this expression is defined in this Policy for the purpose of designating the use of the area of land so defined and not for the purpose of creating a separate entitlement to the area of land so defined).

“prime crop and pasture land” means land within an area:

- (a) identified, on a map prepared before the commencement of this Policy by or on behalf of the Director-General of Agriculture and deposited in an office of the Department of Agriculture, as Class 1, Class 2 or Class 3 or as land of merit for special agricultural uses, or
- (b) identified, on a map prepared after the commencement of this Policy by or on behalf of the Director-General of Agriculture marked “Agricultural Land Classification Map” and deposited in an office of the Department of Agriculture, as Class 1, Class 2 or Class 3 or as land for special agricultural uses, or
- (c) certified by the Director-General of Agriculture, and notified in writing by or on behalf of the Director-General of Agriculture to the council, to be prime crop and pasture land for the purposes of this Policy.

(2) For the purposes of this Policy, the council may, in respect of development proposed to be carried out pursuant to this Policy, treat two or more dwellings as a single dwelling if it is satisfied that, having regard to the sharing of any cooking or other facilities and any other relevant matter, the dwellings comprise a single household.

5 Relationship to other planning instruments

In the event of an inconsistency between this Policy and a regional environmental plan or a local environmental plan whether made before, on or after the day on which this Policy takes effect, this Policy prevails to the extent of the inconsistency.

6 Repeal of SEPP No 42

State Environmental Planning Policy No 42 - Multiple Occupancy of Rural Land (Repeal) is repealed in its entirety and not only in relation to the land to which this Policy applies.

7 Rural landsharing community

(1) Despite any provision in an environmental planning instrument concerned with the use of land for the purposes only of a dwelling or dwellings (as the case may be) in rural or non-urban zones, development may, with the consent of the council, be carried out for the purposes of 3 or more dwellings on land to which this Policy applies within such a zone if:

- (a) the land comprises a single allotment not subdivided under the *Conveyancing Act 1919* or the *Strata Schemes (Freehold Development) Act 1973*, and
- (b) the land has an area of not less than 10 hectares, and
- (c) the height of any building on the land does not exceed 8 metres, and
- (d) not more than 25 per cent of the land consists of prime crop and pasture land, and
- (e) the part of the land on which any dwelling is to be situated is not prime crop and pasture land, and
- (f) the part of the land on which any structure or work is to be situated is not land that is a wildlife refuge, wildlife corridor or wildlife management area and development and management of the rural landsharing community does not adversely affect any area identified as a wildlife refuge, wildlife corridor or wildlife management area, and
- (g) the development is not carried out for the purposes of a motel, hotel, caravan park or any other type of holiday, tourist or weekend residential accommodation, except where development for such purposes is permissible under the provisions of another environmental planning instrument in the zone, and
- (h) the part of the land on which any structure is to be situated does not have a slope in excess of 18 degrees, or has been determined not to be prone to mass movement, and
- (i) the aims of this Policy are met.

(2) The council may consent to an application made in pursuance of this clause for the carrying out of development whether or not it may consent to an application for the carrying out of that development pursuant to any other environmental planning instrument.

(3) Nothing in subclause (1) (b) is to be construed as authorising the subdivision of land for the purpose of carrying out development pursuant to this Policy.

8 Notice of development applications - advertised development

Sections 84, 85, 86, 87 (1) and 90 of the *Environmental Planning and Assessment Act 1979* (which provide for the giving of notice, and for the making and consideration of submissions, about proposed development) apply to development referred to in clause 7.

9 Matters for council to consider

(1) A council must not consent to an application made in pursuance of clause 7 unless it has taken into consideration such of the following matters as are of relevance to the development the subject of the application:

- (a) the means proposed for establishing land ownership, dwelling occupancy rights, environmental and community management to ensure the aims and objectives of this Policy are met,
- (b) the area or areas proposed for erection of buildings, including any proposals for the clustering of buildings,
- (c) the area or areas proposed for community use (other than areas for residential accommodation and home improvement areas),
- (d) the need for any proposed development for community use that is ancillary to the use of the land,
- (e) the availability and standard of public road access to the land,
- (f) the availability of a water supply to the land for domestic, agricultural and fire fighting purposes and, where a proposed water supply is from a river, creek, dam or other waterway, the effect upon other users of that water supply,
- (g) if required by the applicant, the availability of electricity and telephone services,
- (h) the availability of community facilities and services to meet the needs of the occupants of the land,
- (i) whether adequate provision has been made for waste disposal from the land,
- (j) the impact on the vegetation cover of the land and any measures proposed for environmental protection, site rehabilitation or reafforestation,
- (k) whether the land is subject to a risk of flooding, bush fires, landslip or erosion or whether there are areas with actual or potential acid sulfate soils and, if so, the adequacy of any measures proposed to protect occupants, buildings, internal access roads, service installations, and land adjoining the development from any such hazard,
- (l) the visual impact of the proposed development on the landscape,
- (m) the effect of the proposed development on the present and potential use, including agricultural use, of the land and of lands in the vicinity, including the need for separation and buffers to avoid land use conflicts,
- (n) whether resources of coal, sand, gravel, petroleum or other mineral or extractive deposits will be sterilised by the proposed development,
- (o) the effect of the proposed development on the quality of the water resources in the vicinity,
- (p) any land claims by local Aborigines and the presence of any known Aboriginal relics and sites,
- (q) the impact of the proposed development on any heritage item, relic or site, or on their curtilages,

- (r) whether the land has been identified by the council as being required for future urban or rural residential expansion,
- (s) whether the development would benefit an existing village centre suffering from a declining population base or a decreasing use of the services provided in that centre.

(2) A council must not consent to an application made in pursuance of clause 7 unless it has taken into consideration a site analysis that:

- (a) contains information about the site and its surrounds as described in Schedule 3, and
- (b) is accompanied by a written statement explaining how the design of the proposed development has regard to the site analysis.

10 Management plan

A council must not consent to an application made in pursuance of clause 7 unless the applicant has submitted a management plan for the development that makes adequate provision for the following:

- (a) water management,
- (b) waste management,
- (c) prevention, control and management of soil erosion,
- (d) bush fire management,
- (e) flora and fauna management, including the control of noxious weeds and noxious animals,
- (f) provision and maintenance of internal roads, boundary fences, water reticulation, service corridors for telephone and electricity cables and similar matters.

11 Density of development

(1) Subject to subclause (2), a council must not consent to an application made in pursuance of clause 7 for the carrying out of development on land unless the number of proposed dwellings on the land, together with any existing dwellings on the land, does not exceed the number calculated in accordance with the formula specified in Column 2 of the Table to this clause opposite the area of the land specified in Column 1 of that Table.

(2) If the number calculated in accordance with the formula as referred to in subclause (1) includes a fraction, the number is to be rounded up to the nearest whole number in the case of a fraction of one-half or more or rounded down to the nearest whole number in the case of a fraction of less than one-half.

Column 1	Column 2
Area of land	Number of dwellings where A represents the area of the land the subject of the application (measured in hectares)
Not less than 10 hectares but not more than 210 hectares	$4 + ((A - 10) / 4)$
More than 210 hectares but not more than 360 hectares	$54 + ((A - 210) / 6)$
More than 360 hectares	80

(3) Even if the number of proposed dwellings on land the subject of an application made in pursuance of clause 7 together with any existing dwellings on the land does not exceed the maximum number of dwellings permitted by subclause (1), the council must not consent to the application if those dwellings are so designed that they could, in the opinion of the council, reasonably accommodate in total more people than the number calculated by multiplying that maximum number of dwelling by 4.

12 Subdivision prohibited

(1) If development is carried out on land pursuant to this Policy, the issue of a certificate of the general manager of a council, under the *Local Government Act 1919*, or of a council's certificate under the *Strata Schemes (Freehold Development) Act 1973*, required for the subdivision of the land is prohibited.

(2) Subclause (1) does not apply with respect to the subdivision of land for the purpose of any one or more of the following:

- (a) widening a public road,
- (b) making an adjustment to a boundary between allotments, being an adjustment that does not involve the creation of any additional allotment,
- (c) rectifying an encroachment upon an allotment,
- (d) creating a public reserve,
- (e) consolidating allotments,
- (f) excising from an allotment land that is, or is intended to be, used for public purposes, including drainage purposes, bush fire brigade or other rescue service purposes or public conveniences.

13 Monitoring of applications

If a council receives an application made in pursuance of clause 7, the council must, within 30 days of determining the application, forward a copy of the application to the Secretary together with a copy of the notice of the determination of the application.

14 Suspension of certain laws

(1) For the purpose of enabling development to be carried out in accordance with this Policy or in accordance with a consent granted under the *Environmental Planning and Assessment Act 1979* in relation to development carried out in accordance with this Policy:

- (a) section 37 of the *Strata Schemes (Freehold Development) Act 1973*, and
- (b) any agreement, covenant or instrument imposing restrictions as to the erection or use of buildings for certain purposes or as to the use of land for certain purposes,

to the extent necessary to serve that purpose, does not apply to the development.

(2) Pursuant to section 28 of the *Environmental Planning and Assessment Act 1979*, before the making of this clause:

- (a) the Governor approved of subclause (1), and
- (b) the Minister for the time being administering the provision of the *Strata Schemes (Freehold Development) Act 1973* referred to in subclause (1) concurred in writing in the recommendation for the approval of the Governor of that subclause.

Schedule 1 Land to which this Policy applies

(Clause 3)

Armidale	Kempsey
Ballina	Kyogle
Barraba	Lake Macquarie
Bathurst	Lismore
Bega Valley	Macleay
Bellingen	Manilla
Bingara	Merriwa
Blayney	Mudgee
Bombala	Mulwaree
Casino	Murrumbidgee
City of Greater Cessnock	Muswellbrook
City of Greater Lithgow	Nundle
City of Maitland	Nymboida
City of Shoalhaven	Oberon
Coffs Harbour	Orange
Cooma-Monaro	Parry
Copmanhurst	Port Stephens
Cowra	Quirindi
Dumaresq	Richmond River
Dungog	Rylstone
Eurobodalla	Scone
Evans	Singleton
Glen Innes	Tallaganda
Gloucester	Tamworth
Goulburn	Tenterfield
Grafton	Tweed
Great Lakes	Ulmarra
Greater Taree	Uralla
Guyra	Walcha
Inverell	Yallaroi

Schedule 2 Specified land to which this Policy does not apply

(Clause 3)

Land that is a national park, historic site, State recreation area, nature reserve, State game reserve, karst conservation reserve, wilderness area, Aboriginal area, protected archaeological area, or Aboriginal place, within the meaning of the *National Parks and Wildlife Act 1974*.

Land to which a wilderness protection agreement under the *Wilderness Act 1987* relates.

Land that is Crown land within the meaning of the *Crown Lands Act 1989*.

Land that is subject to the *Western Lands Act 1901*.

Land that is a State forest, flora reserve or timber reserve within the meaning of the *Forestry Act 1916*.

Land that is identified as critical habitat under the *Threatened Species Conservation Act 1995*.

Land identified in another environmental planning instrument by any of the following descriptions or by like descriptions or by descriptions that incorporate any of the following words or expressions:

- (a) coastal lands acquisition,
- (b) coastal lands protection,
- (c) conservation,
- (d) escarpment,
- (e) environment protection,
- (f) environmental protection,
- (g) open space,
- (h) rural environmental protection,
- (i) scenic,
- (j) scenic protection,
- (k) water catchment,
- (l) proposed national park.

Land that is within an area declared to be a special area or an outer catchment area by an order in force under the *Water Board (Corporatisation) Act 1994*.

Land to which *Eurobodalla Rural Local Environmental Plan 1987* applies.

Schedule 3 Site analysis

(Clause 9 (2) (a))

The following information, where appropriate, is to be shown in a site analysis:

With regard to the physical characteristics of the site:

- site dimensions and site area,
- spot levels, contours and north point,
- views to and from the site,
- prevailing winds,
- orientation, micro climates, significant noise sources,
- land with a slope greater than 18 degrees,
- watercourses and groundwater resources,
- natural wetlands,
- land subject to pondage, seasonal waterlogging, high watertable or salinity,
- natural drainage,
- any part of the land that is subject to a risk of flooding, bush fires, landslip, erosion (or areas with actual or potential acid sulfate soils) or any other physical constraint to development of the land in accordance with this Policy,
- soil types and, where present, the geology of any rocky outcrops on the site,
- any part of the land that is prime crop and pasture land,
- vegetated areas requiring environmental protection or areas where rehabilitation or reafforestation will be carried out,
- identification of previous use and any contaminated soils or filled areas,
- location of known resources of mineral or extractive deposits on or adjacent to the proposed development or otherwise potentially sterilised by the development,
- any road reserve areas that impinge on the site,
- location of fences, boundaries and any other notable features (natural or historical),
- any heritage items (including known items of Aboriginal heritage), relics and sites, and their curtilages.

With regard to the development details of the site:

- location of buildings and other structures,
- indicative footprints of the proposed buildings,

- design and siting of proposed buildings and their relationship to existing heritage items,
- any areas of the site to be used for development other than dwellings,
- proposed access from a public road to the area or areas in which the dwellings are to be situated (plus other tracks necessary for agricultural use, fire fighting or property maintenance and any tracks that cross Crown land or watercourses),
- easements for drainage services,
- source and capacity of any water supply, electricity, telephone and waste disposal systems for the dwellings, plus strategies for dealing with domestic wastewater,
- areas designated for storage of solid waste,
- areas designated for landfill of solid waste,
- where possible, measures aimed at preventing the spread of bushfire.

With regard to the land surrounding the site:

- the heritage significance of surrounding buildings and landscape,
- characteristics of any adjacent public land,
- directions and distances to local shops, schools, public transport, parks and community facilities,
- a brief description of the land uses on surrounding land.